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URBAN/MUNICIPAL

Hamilton. Dept of the City Solicitor

Hamilton Public Library -

Farmers Market Cost Overruns -

Documentation

vol 2

Project team criticized by board

THE WINNING TEAM of architect and construction managers that built the regional police headquarters under budget and on time is striking out over the library-market complex, city politicians say.

Charges of double talk and inefficiency were hurled at Anthony Butler, the project architect, and Victor Catchick, general manager of Pigott Structures Ltd., the construction managers, at yesterday's board of control meeting.

Mayor Jack MacDonald criticized the team for failing to co-ordinate the project after Mr. Butler said building materials and systems put out to tender this year were changed from the draft drawings which city council approved about two years ago.

"We were told this technique (of project management) would give us finite control and for that we're paying additional fees for architects and the construction management outfit," Mr. MacDonald said.

"Frankly it makes no sense at all to me that you could have that process with expensive fees involved and go out to tender without being aware they will be more than 100 per cent over estimates. That's no value at all."

The board asked consultants to explain at a meeting next week why specifications were changed and why bids were dramatically higher than estimated costs in some cases.

With 16 tenders already called — about 75 per cent of the entire project — the

\$11 million project is already \$983,000 over its estimated cost.

\$3 million

Controller Jim Bethune estimated the project will be \$3 million over budget and said no more tenders should go out until the issue is resolved.

Mr. Bethune said after the meeting that he has asked the board to verify whether Mr. Butler's 8-per-cent fee is based on the original estimate or the final cost of the building.

"I can tell you right now it's not going to be on the final price," said Controller Ian Stout after the meeting.

Pigott submitted a bid of \$378,616 for the job of overseeing the completion of the 40-tender packages that will be let for the complex.

Mr. Stout summed up the reaction of most board members to the meeting when he said: "Doesn't anyone know anything for sure at this meeting?"

"With all due respect," Mr. Stout said at one point to the consultants, "that sounds like a bit of double

talk. We're not being told about changes in design until the bids are open. It's not fair and I suggest it's not ethical."

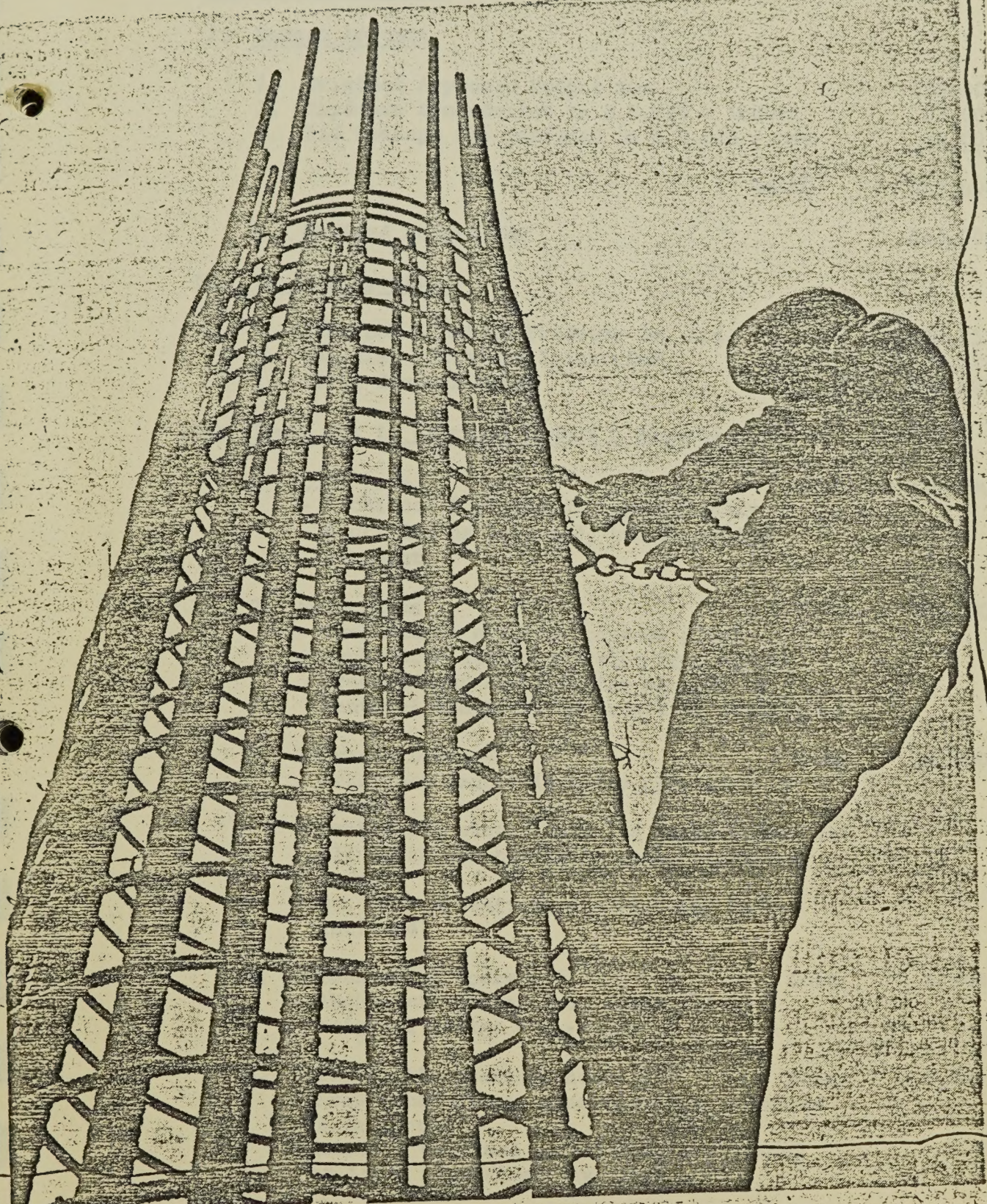
Mr. Butler said that despite rising costs, the library-market will cost at least \$10 a square-foot less than the newly-built Toronto main library.

SPECTATOR - September 12, 1978

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LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON



Derek Ellement works on a column of reinforcing steel at the market-library site
Spectator Sept. 13/78 —Picture by Ted Brellisford.

Consultants on carpet

CONSULTANTS overseeing the design and construction of the library-market complex will be asked to come before city council to explain escalating costs.

Mayor Jack MacDonald decided on the move last night after some council members criticized an apparent lack of financial control over the \$11 million project.

Alderman Reg Wheeler said citizens he's talked to are concerned about rising costs.

"I'm afraid of a situation in which we have so much money invested in the building that we can't stop, but we can't afford to put the roof on," he said.

Alderman Ted McMeekin said: "I question the integrity of the original estimates and the whole project management system."

"We (council) were sold a bill of goods by the mayor and other members of council who voted for the system. Now we see it doesn't work."

Architect for the project, Anthony Butler, surprised

changes in building materials and systems were made without the city's approval and knowledge and, in some cases, without his knowledge.

Cost estimates for about 40 tender packages were completed before changes were made, Mr. Butler said. With about 75 per cent of the work already tendered, the project so far is \$983,000 higher than the estimated cost.

Mr. Butler, construction managers Pigott Structures Limited and City Engineer Bill Phillips will come before board of control again next week.

Mr. McMeekin said he and Mr. Wheeler are on record as being opposed to the project management system.

"I thought it was better to go with the old method of having one general contractor bid on the whole project. Now the city has to deal with 40 separate contractors," he said.

"Theoretically the architect is supposed to do that for the city. The reality is that the situation has fallen apart."

THE
JOURNAL
OF
THE
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PART 1
1904

CONTENTS OF VOLUME 34

THE ANTHROPOLOGY OF THE FUTURE By H. H. S. GUNDEL	1
THE ANTHROPOLOGY OF THE PAST By H. H. S. GUNDEL	1
THE ANTHROPOLOGY OF THE PRESENT By H. H. S. GUNDEL	1
THE ANTHROPOLOGY OF THE FUTURE By H. H. S. GUNDEL	1
THE ANTHROPOLOGY OF THE PAST By H. H. S. GUNDEL	1
THE ANTHROPOLOGY OF THE PRESENT By H. H. S. GUNDEL	1

HAMILTON CENTRAL LIBRARY & FARMERS' MARKET

BID PACKAGE #15

RE: SUMMARY OF W.L. PHILLIPS' LETTER AND ENCLOSURES TO BOARD OF
CONTROL DATED SEPTEMBER 11, 1978

RE: BUDGET OVERRUN

I. Budget Amount:

1. Original Approved Budget Sum	458,000.00
2. Skydomes transferred to B.P.#13 - Deduct	32,000.00
3. Bid Package #16 included in B.P.#15 - Add	<u>16,000.00</u>
TOTAL	442,000.00
4. Revised Budget Sum	442,000.00

II. Tenders Received:

1. Sentinel Aluminum Products Co. Ltd.	798,213.00
2. Canadian Pittsburg Industries	829,822.00
3. Clegg Glass Limited	855,843.00

III. Items not in Original Budget & Reasons:

1. Louvres - - Architect * states not specifically identified as included, but essential component	Cost: 20,000.00 **
2. Sunscreens - - included in original concept plans - Architect* states omission from budget prepared for construction manager by Sentinel who provided budgeting assistance	Cost: 80,000.00 **
3. Entrance Doors - - Architect cannot identify allowance in budget - Architect* states detailed requirements for all doors not available while preparing budget - Qu. Why no estimated amount for doors included?	Cost: 36,000.00 **
4. 2 Connecting Doors - - Architect* states "not indicated in original design ----- Why?	Cost: 4,900.00
5. Spare Double Glazed Windows - - Architect* states specifications required such spares - Comment: original omission by Architect? or later requirement by City?	Cost: 6,000.00 **

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6. a) Steel Frames in Curtain Wall
- Architect* states required by Bldg. Dept.
and "considerable discussion" with
Bldg. Dept. in this regard
- b) Curtain Wall
- Specified as 5875 series
- Budget allowed 3875 series
- no reason for discrepancy
- c) Total Additional estimated cost of a) & b) 40,000.00**
7. Low Bidder included amount in tender for
liquidated damages clause Cost: 10,000.00
- Mr. Phillips indicates this is high
- no "reasonable" amount indicated -
presumably, budget should allow for
certain amounts due to such contract
requirements
8. Increased Cost of Labor Cost:)
) no amount included
9. Increased Cost of Materials Cost:
- Architect* states costs have increased
and original budget prepared on basis
that work commences Oct/78, but now
scheduled to begin in Spring of '79 and
labor and materials costs higher
10. Cost of Performance Bond as in Item 7 - 4,000.00 **
it would seem this should be factor con-
sidered in determining budget
- puzzling as all Ham. Library/Farmers'
Market Contracts require performance bonds
11. Additional Cost of Skylights: 20,640.00 **
- no reason given
12. Additional Cost due to change from glass 18,000.00 **
to aluminum panels
- no reason given for change
e.g. City's request? Architect's initiative?
-
- TOTAL OF ITEMS NOT INCLUDED IN BUDGET 239,540.00

*Where reference to "Architect states" refers to A. Butler's letter dated Sept. 8/78 - Architect's reasons incorporated in summary for ease of reference.

** These figures would seem to be taken from letter dated Aug. 16/78 of Sentinel Aluminum Products Co. Ltd. to Pigott Structures which were attached to Mr. Phillips' letter to the Board.

1. The first of these is the fact that the
- the second is the fact that the
- the third is the fact that the

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- the third is the fact that the
- the fourth is the fact that the

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- the fifth is the fact that the

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- the seventh is the fact that the

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COMMENTS:

Mr. Phillips indicates Amount Over Budget in following manner:

1. Original Tender	798,213.00
(Note: this is based on lowest tender)	
2. Credits:	
These credits consist of -	
a) reduction by Centinel in base price by	39,966.00
b) recommended deletions by Architect from Specifications:	<u>36,172.00</u>
TOTAL CREDITS	76,138.00

(Note: the credit amounts of 39,966.00 in 2(a) and 36,172.00 in 2(b) occur only by deletions from the Specifications. However, these should have been or were, included in the budget. Accordingly, perhaps, this amount should not be included in the calculations indicating amount over budget. In any case, Mr. Phillips does not indicate approval of many of the deletions which reduce costs in 2(b)).

3. Revised Tender	722,075.00
4. Amount in Budget	442,000.00
5. Amount over budget	280,075.00
6. Identified Expenditures	239,540.00
7. Unexplained Increase	40,535.00
- Mr. Phillips' letter would suggest that this may be increase of cost of labour and materials due to delays.	

However, if credits 2 a) and 2 b) are not included as credits, then:

1) Amount Over Budget = 280,075. + 76,138.	=	356,213.00
2) Identified Expenditures	=	239,540.00
3) Unexplained Increase (labour & materials)	=	116,673.00

% Rate of Increase for Labour & Materials since Original Budget Approval:

(assume) "unexplained increase" = increase of labour and materials

1) if unexplained increase = \$40,535.00
% increase = $\frac{40,535 \times 100}{442,000} = 9.17\%$

2) if unexplained increase = 116,673.00
% increase = $\frac{116,673 \times 100}{442,000} = 26.40\%$

1. The first part of the report is devoted to a general survey of the situation in the country.

2. The second part is devoted to a detailed study of the various branches of the economy.

3. The third part is devoted to a study of the social and cultural life of the country.

4. The fourth part is devoted to a study of the political life of the country.

5. The fifth part is devoted to a study of the international relations of the country.

6. The sixth part is devoted to a study of the future prospects of the country.

7. The seventh part is devoted to a study of the conclusion of the report.

8. The eighth part is devoted to a study of the bibliography of the report.

9. The ninth part is devoted to a study of the appendix of the report.

10. The tenth part is devoted to a study of the index of the report.

11. The eleventh part is devoted to a study of the list of abbreviations of the report.

12. The twelfth part is devoted to a study of the list of symbols of the report.

13. The thirteenth part is devoted to a study of the list of tables of the report.

14. The fourteenth part is devoted to a study of the list of figures of the report.

15. The fifteenth part is devoted to a study of the list of maps of the report.

16. The sixteenth part is devoted to a study of the list of photographs of the report.

17. The seventeenth part is devoted to a study of the list of references of the report.

18. The eighteenth part is devoted to a study of the list of sources of the report.

19. The nineteenth part is devoted to a study of the list of documents of the report.

20. The twentieth part is devoted to a study of the list of publications of the report.

21. The twenty-first part is devoted to a study of the list of reports of the report.

22. The twenty-second part is devoted to a study of the list of conclusions of the report.

23. The twenty-third part is devoted to a study of the list of recommendations of the report.

24. The twenty-fourth part is devoted to a study of the list of suggestions of the report.

25. The twenty-fifth part is devoted to a study of the list of proposals of the report.

26. The twenty-sixth part is devoted to a study of the list of plans of the report.

27. The twenty-seventh part is devoted to a study of the list of programs of the report.

28. The twenty-eighth part is devoted to a study of the list of projects of the report.

29. The twenty-ninth part is devoted to a study of the list of schemes of the report.

30. The thirtieth part is devoted to a study of the list of models of the report.

REPORTING TO CITY:

Mr. Phillips indicates:

- 1) changes (deletions) to Specifications were not pointed out to City before tender called;
- 2) City not advised that Items not included in Budget.

FAMILTON CENTRAL LIBRARY & FARMERS' MARKET

BID PACKAGE #15

RE: BUDGET OVERRUN

LETTER FROM A. BUTLER DATED SEPTEMBER 8, 1978 to W.L. PHILLIPS

Mr. Butler states the following were Items not in Original Budget or included in Budgets for other Bid Packages*:

1. Louvres - not specifically identified as included, but is essential component.
2. Sunscreens - omission from budget prepared for construction manager by Sentinel who provided budgeting assistance.
3. Entrance Doors - detailed requirements for all entrance doors not available while preparing budget.
- Qu. Why no estimated amount for doors included?
4. 2 Connecting Corridors - not indicated in original design -- Why?
5. Spare Double Glazed Windows - specifications required such spares
- Comment: original omission by Architect? or later requirement by City?
6. a) Steel Frames in Windows on east elevation of Market and south elevation of Mechanical Tower;
-"considerable discussion" with Bldg. Dept. in this regard.
7. Low Bidder included amount in tender for liquidated damages clause.
8. Increased Cost of Labor) Original budget prepared on basis that
) work commences on Oct.'78 - work now
9. Increased Cost of Materials) scheduled to begin in Spring of '79,
- have increased at greater rate) therefore higher labor and materials cost.
than originally expected)
10. Cost of Performance Bond as in Item 7 not included in original budget.

*No indication in reasons that any of these included in budgets for other bid packages.

THE UNIVERSITY OF CHICAGO

THE DIVISION OF THE PHYSICAL SCIENCES

DEPARTMENT OF CHEMISTRY

RESEARCH REPORT NO. 1000

THE UNIVERSITY OF CHICAGO, CHICAGO, ILL. 60637

1. INTRODUCTION

2. EXPERIMENTAL

3. RESULTS AND DISCUSSION

4. CONCLUSIONS

5. REFERENCES

6. APPENDICES

7. SUMMARY

8. ACKNOWLEDGMENTS

9. BIOGRAPHICAL SKETCHES

10. INDEX

11. DISTRIBUTION STATEMENTS

12. OTHER PUBLICATIONS

13. REVISIONS

14. COMMENTS

15. REFERENCES

16. APPENDICES

17. SUMMARY

18. ACKNOWLEDGMENTS

19. BIOGRAPHICAL SKETCHES

20. INDEX

CONTROLLERS
PAT O. VALERIANO

BOARD OF CONTROL
HAMILTON, ONTARIO

September 13th, 1978

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OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. Victor Catchick
Project Manager
Pigott Structures Co. Ltd.
36 James Street South
Hamilton, Ontario

Dear Mr. Catchick:

Re: Library and Farmers' Market

I would like a written report within 10 days or as soon as possible on two questions I have regarding the Library estimates.

1. Reasons why the estimates are way out of line.
2. What was the City Engineer's function in preparing the estimates.

Your response to my questions will greatly assist me in arriving at a decision regarding the future and carriage of this project.

Yours truly,

Pat Valeriano

Pat O. Valeriano
Controller
City of Hamilton

POV:ls

cc WPP
PRP
VA
VK

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JAN 10 1964

U.S. DEPARTMENT OF
THE ARMY
WASHINGTON, D.C.

Mr. James M. ...
The ...
The ...
The ...
The ...
The ...

THE ...

I would like to ...

1. ...
2. ...

Your ...

[Signature]

Mr. ...
The ...
The ...

WIT
111
VA
2

13 Sept 78. ~~Phillips~~ Phillips.

to do nothing until we have
reviewed estimates of future
Bid Packages.

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OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF WASHINGTON

Suggestion extension of time on
2 contracts - 40 days -
to (mid Nov

By Nov 1st we will have all
figures on Bid Packages.

Accept, reject or modify -

75/80% of job tendered

will not interfere with present
job on hand.

2 months lost →

Bid Packages - Same for first 12
is to Content on previous bids
received and those forthcoming

It should be very reliable people
to look at packages

engage services of
Quantity surveyors
and estimators
Hanscombe Reg. & pay costs.

review in past & future
Bid packages!

The estimate we accepted
and approved ~~we~~ had input
from Right Structures
\$83,000 -

Assumes he cut the #s as directed by
Boyle but did not change the plans.

Phillip - Things left out of budget
Sun screens.
Left out of design when
estimates prepared
\$70,000 ^{as}

Other things also left out

Phillips

Changes made in Contract
not pointed out to us.
Changes in scope of various
B.P. from one to another!

Probably more coordinating -

There were no coordinating meetings

Plus estimate for Police Bldg.
Changes could be made
within figure & rearranges

Richards - A good Arch can design
within 2%

All co-ordinating meetings
the same story that the

Richards - Have Alex Gorman & Boyle
on meeting of Coordinating
Committee.

Review Content of Bid Packages
are same as orig est and if
not now!

Phillips

Butler to review all
Bid packages by Architect
as soon as possible.

Phillips

Folding Doors Atlanta Georgia
Review future Bid packages
Delay 40 days 2 bids

? Sprinkler System being redesigned
50/75000 redirection.

I'm not so sure that we cannot
keep within budget.

Morrow to Phillips

You should march him into B&B

Victorino Goulet Direct B

Move! Independent person at cost of
opponent. Butler at his expense & that
we B&B approve —

After fact - get Arch -orman in
Phillips - 3 or 4 weeks!

Mayor - Have Butler over.

① Butler - next week with explanations

② 40 days extension.

③ Proceed read of Bid Packages

④ Tell Butler not say Independent

September 14, 1978

PERSONAL AND CONFIDENTIAL

Mr. W. L. Phillips,
Co-ordinator,
Lloyd D. Jackson Square.

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OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Bill:

At the recent private meeting of the Board of Control when discussions were held concerning the overrun in the Library and Farmers' Market Project, the Board of Control directed me to write to you asking that you give your opinion and comments concerning the possibility of replacing the Architect on this project.

I believe you have some concern because of the fact that we are so far down the line. However, the Board of Control is extremely concerned about the fact that the Architect has not kept the Board of Control informed on the true situation respecting the overrun, and as a result, has requested your comments in order that they may be discussed privately with the Board.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

September 14, 1978

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OCT 25 1978

Mr. Anthony Butler,
Architect,
11 Dundurn St. N.,
Hamilton, Ontario.

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Butler:

In addition to the questions that were raised at the meeting of the Board of Control and those that I understand Bill Phillips has given to you in writing, Controller Stout has asked me to set in letter form the following questions and have them delivered to you for an answer at the meeting to be held on Monday.

- (a) The names of all individuals or corporations who have done any estimating on this project
- (b) The procedures followed in selecting these estimators
- (c) I would like delivered to the Board of Control all original documents given to Riddell and Sentinel when they were asked to make the original estimates plus a summary of any verbal instructions.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

c.c. Mr. W. L. Phillips, City Engineer

ANTHONY BUTLER / BROOK CARRUTHERS SHAW
Associated Architects for the Hamilton Central Library and Farmers' Market
11 Dundurn Street North, Hamilton, L8R 3C8, telephone (416) ~~527-2961~~ 527-2961

14 September 1978

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OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. J. R. Jones, Secretary
Board of Control
City Hall
71 Main Street West
Hamilton, Ontario

Dear Mr. Jones:

I have just received your letter listing information which
Controller Stout has requested be presented to the Board
at the meeting on Monday.

The information you request is in the files of the Construction
Manager, Pigott Structures Company Limited, and I have therefore
forwarded your letter to them for reply.

Yours very truly,

Anthony Butler

Anthony Butler

AB/gl

cc Mr. W. L. Phillips
Mr. V. Catchick, Pigott Structures
Mr. P. Brook, Brook Carruthers Shaw

Anthony Butler Architect
11 Dundurn Street North, Hamilton
Brook Carruthers Shaw Architects
40 St. Clair Avenue West, Toronto

PIGOTT ANSWERS TO CITY LETTER OF SEPTEMBER 12, 1978

ITEMS 1 AND 2: POLICE BUILDING ROOF

Cost of Roof built in 1976 ----- \$ 82,932.00
 Area of Roof ----- 46,500 S.F.
 Unit Cost of Roof ----- \$ 1.78/S.F.

ITEMS 3 AND 4: LIBRARY ROOF

Cost of Roof ----- \$209,770.00
 Less A) 51 Skydomes ----- (66,000.00)
 B) Roof Runway SLABS (10,000.00)
 \$133,770.00 ----- \$133,770.00

Area of Roof ----- 45,500 S.F.
 Unit Cost of Roof ----- \$ 2.94/S.F.

NB: DISCUSSION RE: POLICE BUILDING AND LIBRARY ROOFS

<u>Item</u>	<u>Police Building</u>	<u>Library</u>
Number of Separate Roofs	5	15
Roofing Quoted	March 76	July 78
Roofing Completed	Fall 76	July 79
Labour Escalation	0%	12%
4-Ply Material Escalation	0%	50%
Asphalt Material Escalation	0%	100%

ITEM 5: DETAILS OF CHANGES TO AREA OF ROOF

- a) Re: drawings used for budget: Plaza Level west of stair No. 1: partly canopy, partly over concourse. Floor was totally covered by skydomes - Area of 3,500/s.f.

vs.

Tender drawing 2.8 - shows 18/No. Skydomes
7'-6" x 7'-6" x 18 = 1,000/s.f.

Difference Added Roof Area #1 ----- 2,500/s.f.

- b) Ditto as item 5a - 3rd floor canopy over entrance from Jackson Square: Roof South/ West corner completely covered by Skydomes - 1,588/s.f.

vs.

Tender drawing 2.8 - shows 5/No. Skydomes
7'-6" x 7'-6" x 5 = 281/s.f.

Difference Added Roof Area #2 ----- 1,307/s.f.

- c) Ditto as item 5a - 5th Floor Roof over Stair No. 9 - total area covered by Skydomes - Area of 1,224/s.f.

vs.

Tender drawing 2.8 shows 5/No. Skydomes
7'-6" x 7'-6" x 5 = 281/s.f.

Difference Added Roof Area #3 ----- 943/s.f.

- d) Canopy York Boulevard

Re: drawings used for budget; Canopy stopped west side of Stair #1

vs.

Tender drawing 2.8 shows Canopy extended east to Grid Line 11/A -

Added Roof Area #4 ----- 1,074/s.f.

..... Cont'd Page 3

ITEM 6: REASONS FOR CHANGES TO ROOF SPECIFICATIONS FROM
BUDGET TIME TO TENDER TIME

It should be noted that there were no specifications issued at Budget Time. *

Due to tight budget being imposed, Roofing was based on standard requirements as follows:-

2" Roofmate was used in Budget price

2" Fibreglass is now specified and is the better of the two but more costly
\$7.00/C.S.F.

Added Cost ----- \$ 3,255.00

Further added items not included in Budget:-

2/ply felt vapour barrier

Taping all joints

Double pour (single pour only included)

Larger Flashings

Added Cost ----- \$12,745.00

ITEM 7 AND 8: AREAS OF SKYDOMES AND SKYLIGHTS INCLUDED IN
BUDGET

A) No Skydomes were included in the Budget.

B) Instead, the Budget included 49 small skylights with a total area of 2,173 s.f. @ \$14.95/s.f. for a total allowance of \$32,500.00.

C) Budget included 3 large Skylights with a total area of 1,843 s.f. @ \$20.20/s.f. for a total allowance of \$37,240.00.

..... Cont'd Page 4

ITEMS 7 AND 8: (CONT'D)

Details of Item B) Above

1)	Concourse over Stair No. 5	- 6/No. 6'-8" x 6'-8" =	266 s.f.
	Concourse over Market	- 3/No. 6'-8" x 6'-8" =	133 s.f.
2)	Canopy over Concourse	- 18/No. 6'-8" x 6'-8" =	798 s.f.
3)	Over Plaza Roof	- 6/No. 6'-8" x 6'-8" =	266 s.f.
4)	Over 3rd Floor Roof	- 10/No. 6'-8" x 6'-8" =	444 s.f.
5)	Over 4th Floor Roof	- 6/No. 6'-8" x 6'-8" =	266 s.f.
	Total Number -----	49/No.	

Budget Total Area Small Skylights ----- 2,173 s.f.

Unit Price @ \$14.95/s.f. = \$32,500.00

Details of Item C) Above

1)	West End of Concourse	- 1/No. 7'-0" x 20'-0" =	140 s.f.
2)	Market Skylight over Mezzanine	- 1/No. 10'-0" x 63'-0" =	630 s.f.
3)	Market Skylight over N/E Entrance	- 1/No. 18'-6" x 58'-0" =	1,073 s.f.

Budget Area Large Skylights ----- 1,843 s.f.

Unit Price @ \$20.20/s.f. = \$37,240.00

..... Cont'd Page 5

ITEMS 9 AND 10: AREAS OF SKYDOMES & SKYLIGHTS INCLUDED IN
TENDER

A) Tenders called for and included 51 Skydomes with a total area of 2,870 s.f. @ \$23.00/s.f. for a total price of \$66,000.00.

relates to 32,500 - 2173

B) Tenders called for and included 3 large Skylights with a total area of 2,427 s.f. @ \$24.72/s.f. for a total price of \$60,000.00.

relates to 37,240 - 1543

Detail of Item A) Above

- 1) Roof Over Stair No. 5
above Concourse Floor - 16/No. 7'-6" x 7'-6" = 900 s.f.
- 2) Canopy over Concourse - 18/No. 7'-6" x 7'-6" = 1,012 s.f.
- 3) Plaza Floor - 7/No. 7'-6" x 7'-6" = 394 s.f.
- 4) 3rd Floor - 5/No. 7'-6" x 7'-6" = 282 s.f.
- 5) 4th Floor - 5/No. 7'-6" x 7'-6" = 282 s.f.
- Tender Skydomes Area ----- 2,870 s.f.

@ \$23.00/s.f. for a total price of \$66,000.00.

Detail of Item B) Above

- 1) West End of Concourse - 1/No. 21'-0" x 17'-0" = 357 s.f.
- 2) Market Skylight over
N/E Entrance - 1/No. 29'-0" x 25'-0"
+ $\frac{1}{2}$ (25'-0" x 25'-0") = 1,350 s.f.
- 3) Market Skylight over
Mezzanine - 1/No. 60'-0" x 12'-0" = 720 s.f.
- Tender Skylights Area ----- 2,427 s.f.

@ \$24.72/s.f. for a total price of \$60,000.00.

ITEM 11: ANY CHANGES THAT CAN BE MADE TO THE PROJECT TO REDUCE COST

By Architect.

ITEM 12: ESTIMATED COST ASSOCIATED WITH ITEMS 1 TO 11

All included in explanation of Items above.

15 September 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

RECEIVED

OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Phillips:

At our meeting with the Board of Control on Wednesday 13 September 1978, we were asked by Mayor MacDonald to state what actions were taken by us to reduce the probable cost of the Hamilton Central Library and Farmers' Market. Two time frames were mentioned:

- a) From 10 November 1976, when a budget prepared by F. W. Woodcock and Associates was received, and 12 October 1977, when the first budget prepared by Pigott Structures was received.
- b) After 12 October 1977.

After the original budget was received from Woodcock in November 1976, an extensive review of the information upon which their estimate was based was carried out. Many adjustments were analyzed; the following are examples of major changes made:

Revise concrete waffle slab structural system (7 different systems were analyzed, and the least costly selected).

Omit concrete toppings.

Simplify space frame roof over Market.

Omit drywall and insulation from interior of fire exit stairs.

Replace bronze glass with clear glazing.

Change type of carpet.

Simplify ceiling pipe grid system.

Reduce number of acoustical baffles.

Eliminate second floor charging desk.

Reduce dock levellers from 8 to 2.

...2

After the first budget was prepared by the Construction Manager in October 1977, a further review was carried out. The following are examples of major changes:

Re-locate and extend stairs to foundation level, to provide better lateral stability for structure, and reduce structural cost.

Delete water storage reservoir under Market floor.

Change roof structure over Market from space frame to concrete.

Delete stainless steel wall finish to elevator shafts.

Change stainless steel exterior doors to aluminum or wood.

Change wall finishes generally to paint.

Reduce area of quarry tile floor finish.

The most recent major change is the selection of a new exterior metal wall system; while the new system is not equal in all respects to that specified originally, it will provide the performance required for this building.

Yours very truly,

Anthony Butler

Anthony Butler

AB/gl

cc Mr. V. Catchick, Pigott
Mr. P. Brook

PIGOTT STRUCTURES COMPANY LIMITED
ENGINEERS AND CONTRACTORS
P.O. BOX 309
HAMILTON, CANADA L8N 3G7

September 15, 1978

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. J. R. Jones, Secretary,
Board of Control,
The Corporation City of Hamilton,
P.O. Box 2040,
Hamilton, Ontario
L8N 3T4

Dear Sir:

Re: #515 - Hamilton Central Library
& Farmers' Market

Your letter of September 14, 1978 has been referred to us for reply. Referring to your letter and point raised our response is as follows:

- (a) The names of all individuals or corporations who have done any estimating on this project.

Answer - For ease reference our reply is in the same sequence as B.P. Schedule and as set out below:-

B.P. #1 - Excavation

Companies - Pigott Structures Company Limited - AWARDED
- Adbo Contracting Co. Ltd. CONTRACT

" - Shoring Banks

Company - Birmingham Construction Ltd.

B.P. #2 - Wall & Column Footings

Companies - Pigott Structures Company Ltd.
" - Avenue Structures
" - Structural Formwork Ltd.
" - Gilbert Steel Limited

SALTFLEET - LOW BIDDER

B.P. #3 - Substructure

Companies - Pigott Structures Company Ltd.
" - Avenue Structures
" - Structural Formwork Ltd.
" - Gilbert Steel Limited

SALTFLEET - LOW BIDDER

... Cont'd Page 2 ...

B.P. #4 - Electrical Empty Conduit
Company - Comstock International Ltd. -

B.P. #5 - Mechanical *
Company - Comstock International Ltd. - 3rd HIGHEST BIDDER
(GOOD RAMS - LOW BIDDER)

B.P. #6 - Electrical *
Company - Comstock International Ltd. - LOW BIDDER

B.P. #7 - Elevators & Escalators
Company - Otis Elevator Company Ltd. - LOWEST ACCEPTABLE
BIDDER

B.P. #8 - Conveyor - Basement to Concourse
Book Hoist
Company - Mathews Conveyor Company Ltd.

B.P. #9 - Superstructure *
Companies - Pigott Structures Company Ltd. - LOW BIDDER
" - Avenue Structures
" - Structural Formwork Ltd.
" - Gilbert Steel Limited

B.P. #10 - Miscellaneous Embedments, Angles, Inserts, Etc.
Company - Central Steel Fabricators Ltd.

B.P. #11 - Structural Steel
Company - Central Steel Fabricators Ltd.

B.P. #12 - Window Washing Equipment
Company - Swing Stage Limited

B.P. #13 - Built-up Roofing to Sheet Metal *
Company - Riddell Sheet Metal & Roofing Ltd. - LOW BIDDER

B.P. #14 - Stainless Steel Exterior Wall Panels
Company - Robertson Building Systems Ltd. - NO BID

B.P. #15 - Aluminum Windows & Skylights *
Company - Sentinel Aluminum Products Co. Ltd. - LOW BIDDER

... Cont'd Page 3 ...

September 15, 1978

B.P. #16 - Not Required

B.P. #17 - Rough Carpentry

Company - Pigott Structures Company Ltd.

B.P. #18 - Masonry & Glass Blocks

Companies - Pigott Structures Company Ltd.
" Abe Dick Masonry Ltd.

B.P. #19 - H/M Doors & Frames

Company - S. W. Fleming & Company Ltd.

B.P. #20 - Finish Hardware

Company - D. M. Hardware Limited

B.P. #21 - Miscellaneous Metals

Company - Central Steel Fabricators Ltd.

B.P. #22 - Tunnel Construction Paving Repairs, etc.

Company - Dufferin Construction Company

B.P. #23 - Metal Glazed Partitions

Companies - Flexicon - Westeel-Rosco Ltd.
Canadian Metal Windows

B.P. #24 - Interior Glazing - Mirrors

Company - Sentinel Aluminum Products Co. Ltd.

B.P. #25 - Overhead Doors

Company - Wakeford Enterprises Ltd.

B.P. #26 - Drywall, Acoustical & Grid Baffles

Company - P. J. Daly Plastering Ltd.

B.P. #27 - Coffered Ceilings

Company - P. J. Daly Plastering Ltd.

B.P. #28 - Ceramic & Quarry Tile & Non Slip Pavers

Company - Wentworth Tile & Terrazzo Ltd.

... Cont'd Page 4 ...

Jones, Secretary
er 15, 1978

#29 - Painting, Vinyl Fabric & Sandblasting

Company - Algoma Painting & Decorating

B.P. #30 - Manufactured Specialties - Supply

Foot Grilles - Company - Construction Specialties
Shutter Doors- " - Peele Co. Ltd.
Washroom Accessories - Company - D. M. Ackland

B.P. #31 - Manufactured Specialties - Intall

Company - Pigott Structures Company Ltd.

B.P. #32 - Prefinished Millwork - Supply

Company - National Millwork Co. Ltd.

B.P. #33 - National Millwork - Install

Company - National Millwork

B.P. #34 - Carpeting

Company - Alexanian Contracting Ltd.

B.P. #35 - Vinyl Tile & Rubber Base

Company - Wentworth Tile & Terrazzo Ltd.

B.P. #36 - Manufactured Specialties Supply & Install

Flagpoles	- John Weing Co. Ltd.
Toilet Partitions	- S. W. Fleming
Exterior Signs	- Estimated
Folding Partitions	- Acklands Ltd.
Ch. & Tk. Boards	- Architectural School Products

B.P. #37 - Misc. Work on Grade, Curbs, Planting, etc.

Company - Pigott Structures Company Ltd.

B.P. #38 - Miscellaneous Caulking

Company - Cob Maintenance

B.P. #39 - Landscaping

Company - Aldershot Landscape Contractors

.... Cont'd Page 5

poration City of Hamilton,
R. Jones, Secretary

ember 15, 1978

#40 - Final Cleaning

Company - Pigott Structures Company Ltd.

b) The procedure followed in selecting these estimators -

Answer: The leading sub-contractors for every sub-trade was selected based on our experience of several years.

(c) I would like delivered to the Board of Control, all original documents given to Riddell & Sentinel when they were asked to make the original estimates plus a summary of verbal instructions -

Answer: 1) Roofing & Sheet Metal

No brief outline specification was issued during budget preparation.

Company requested for budget price is:
"Riddell Sheet Metal & Roofing Ltd."
Copy of their tender of October 6, 1977 is enclosed - price submitted based on their experience.

2) Aluminum Windows & Entrances

Brief outline specifications two (2) pages dated September 21, 1977 was received, copy enclosed.

Copy of letter requesting budget price of September 22, 1977 from Sentinel is enclosed.
Copy of Sentinel budget price letter dated October 12, 1977 is also enclosed.

This concludes our reply reference your above letter.

Yours very truly,

PIGOTT STRUCTURES COMPANY LIMITED

V. Alboini,
Project Manager

VA:dm

cc: A. Butler, Architect,
Attention: Mr. A. Butler, M.R.A.I.C.
Mr. W. L. Phillips, P. Eng.,
City Engineer
Mr. V. C. Catchick



Riddell Sheet Metal & Roofing Limited
HAMILTON, ONTARIO, L8E 2W3
389 KENDRA AVENUE

CONTRACTORS AND MANUFACTURERS

October 6, 1977

RECEIVED
OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

igott Construction Co. Ltd.
Box 309
Hamilton, Ontario
N8N 3G7

ATTENTION: MR. V. ALBOINI

Gentlemen:

RE: HAMILTON CENTRAL LIBRARY
BUDGET PRICES FOR ROOFING

Promenade Areas - 10,600 sq. ft.

Proposed Application

1. Prime concrete deck.
2. Install 4 ply tarred felt, & pitch roofing.
3. Install 2" Roofmate insulation.
4. Necessary metal flashings.

Budget Price - \$20,000.00 1978 (OCT)

Roof Areas - 37,900 sq. ft.

1. Prime concrete deck.
2. Install 4 ply tarred felt & pitch roofing.
3. Install 2" Roof mate insulation.
4. Cover insulation with crushed stone (1500 lbs. per 100 sq. ft.)
5. Necessary prepainted metal flashings.

Budget price - \$80,000.00 1978 (OCT) 85000.00

We trust this will be satisfactory.

Yours truly,

RIDDELL SHEET METAL & ROOFING LIMITED

Per
J. Eric Martin, C.I.M. Estimator

JEM do
ROOFING
ASBESTOS ROOFS
ASPHALT ROOFS, GRAVEL ROOFS
SLATE ROOFS, TILE ROOFS
CORRUGATED IRON
SKYLIGHTS, VENTILATORS, FLASHINGS
ASBESTOS SHINGLES
ASPHALT SHINGLES

FIRE DOORS
STANDARD UNDERWRITERS
LABELLED
KALAMEIN DOORS
STEEL PLATE DOORS

SHEET METAL WORK
DUST COLLECTING & VENTILATING
SYSTEMS, STACKS, STAIR TREADS
TOILET PARTITIONS, CUSTOM
SHEARING & PRESS FORMING
SPECIAL OVENS & METAL WORKING
IN ALL TYPES OF MATERIAL

KITCHEN & HOSPITAL
EQUIPMENT
STEEL, MONEL METAL
STAINLESS STEEL
TABLES, LOCKERS, SINKS

ALL CONTRACTS CONTINGENT UPON STRIKES, ACCIDENTS AND OTHER CAUSES BEYOND OUR CONTROL

Jack Mills - Tony Butler's office
Norm Grey-Noble - Brook-Carruthers-Shaw
Subject Hamilton Central Library

Date September 21, 1977

Partial Materials Specification

1. Exterior Walls

1. Metal Panel Assembly
 - . 3" Robertson variable module honey comb panel - No. 4 stainless steel finish (contact: Ralph Serneels)
 - . 2" airspace (for mounting tolerance and slab insulation space)
 - . 3 5/8" steel studs
 - . 3 1/2" R-14 Red top fibreglass insulation vapour barrier
 - . 1/2" gypsum wallboard
2. Bearing Concrete Walls
 - . 10" poured conc. - sandblast ext. face only
 - . 3 5/8" steel studs
 - . 3 1/2" R-14 Redtop fibreglass insulation

2. Entrance Doors

1. Library Entry Vestibule (main entrance)
 - . 6 (3 + 3) 3'-0" X 7'-0" stainless steel (mirror finish No. 10) pivot hinges - alum. frames glazed (12/44)
2. Library Entrance off concourse
 - . 2 sets db. doors 3'-0" X 7'-0" each stainless steel (No. 10 finish)
 - . pivot hinges - hold open hardware
 - . alum. frames - glazed
3. Market Entrance (off Merrick St.)
 - . 2 sets db. doors 3'-0" X 7'-0" each enameled steel - pivot hinges. panic hardware - alum. frames
 - . fully glazed
4. Market Entrance (off concourse level)
 - . 4 sets db. doors 3'-0" X 7'-0" enameled steel - pivot hinges
 - . fully glazed
5. Exit Doors Stairs 1, 2, 3, & 4
 - . Db. doors 3'-0" X 7'-0" painted steel. hollow metal frame
6. Entrance Door to Conference/Centre Hall
 - . Db. door 3'-0" X 7'-0" ea. stainless steel. No. 10 finish
 - . full glazed

ack Mills

Korn Grey-Noble

Hamilton Central Library

Page 2 continued...

Date September 21, 1977

3. Windows

1. Sentinel 3875 series thick alum. frames. 1 3/4" X 5"
Double glazed - clear glass
contact Werner Cloake - Sentinel

Note: This is purely preliminary

4. -----

15 September 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

RECEIVED

OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Phillips:

At our meeting with Board of Control on Wednesday afternoon 13 September 1978, Controller Stout requested us to indicate what changes would be necessary to reduce the total cost of the Hamilton Central Library and Farmers' Market to \$10,400,000. Mr. Catchick replied that the only way to achieve such a saving would be by a reduction in square footage of the building. Controller Stout then requested us to report back to the Board, indicating what is required, and what the consequences would be.

We understand that the Board accepted your recommendation that the balance of bid packages should be tendered, in order that the total cost of the project will be based upon firm quotations, rather than estimates. Until firm quotations are received, we must make an assumption of a possible total cost to indicate the magnitude of changes which would be required. The following calculations are based upon the first estimate submitted by the Construction Manager on 12 October 1977, to indicate the most extreme condition which might occur. It should be noted that the total includes the vertical book conveyor and a contingency allowance of 5%.

12 October 1977 estimate	\$12,177,000.
Savings resulting from deletion of major items noted below:	
Delete 2 escalators	
Delete all skydomes	
Delete sunscreens	
Delete large skylight to Market	
Delete glazing to elevators 1 and 2	
Delete spiral stair between 5th and 6th floors	
Total possible saving	\$ 275,000.
Other savings by adjustment in scope of various bid packages	\$ 150,000.
	<u>\$ 325,000.</u>
	\$11,852,000.
	<u>\$ 1,452,000.</u>
Balance remaining to be saved	<u>\$10,400,000.</u>

...2

To save the balance of \$1,452,000. noted above, it would be necessary to remove square footage from the building equivalent to the total area of the 5th and 6th floors. The implications of this reduction on the proposed organization of the Library facilities and program would require a thorough review with the Library Board and their staff before the consequences could be fully assessed.

As noted above, this example represents the most extreme possibility. After the balance of tenders are received, this analysis can be reviewed and a more accurate assessment made.

Yours very truly,

Anthony Butler

Anthony Butler

AB/gl

cc Mr. V. Catchick, Pigott
Mr. P. Brook

15 September 1978

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

Dear Mr. Phillips:

I refer to your letter of 12 September 1978, in which you list a series of questions asked by the members of Board of Control at our meeting on Monday 11 September 1978. The first twelve questions are answered in the attached summary prepared by the Construction Manager. Also attached is a summary of changes in scope of work, in answer to question 14.

We have also reviewed your four reports to the Board, referred to in question 13, and we believe that the answers have been provided in our previous submissions.

I trust that this is the information you require.

Yours very truly,

Anthony Butler

Anthony Butler

AB/gl

cc Mr. V. Catchick, Pigott
Mr. P. Brook

Summary of changes in scope of work included in bid packages not yet tendered.

Bid Package No. 8 - Conveyor (Basement to Concourse):
No change.

Bid Package No. 10 - Miscellaneous Embedments:
The contents of this bid package have been transferred to bid package 21, miscellaneous metals.

Bid Package No. 12 - Window Washing Equipment:
No change.

Bid Package No. 14 - Stainless Steel Exterior Wall Panels:
To be re-tendered, based on a changed system. The total area is reduced by deletion of spandrel panels; spandrels are proposed to be concrete, provided by bid package 9, by Notice of Change. The unit cost of the proposed system is lower than the original budget.

Bid Package No. 17 - Rough Carpentry, Supply and install:
Total scope now fully identified and increased.

Bid Package No. 18 - Masonry and Glass Blocks:
Washroom partitions transferred from bid package 26, drywall. Partitions added in Market area for offices and storage. Masonry wall added for acoustical separation between Library and mechanical tower, at each floor, replacing drywall partition. Enclosure of an electrical room and janitor's closet added at each floor.

Bid Package No. 19 - Hollow Metal Doors and Frames - Supply only:
Total scope now fully identified: number of doors and frames increased.

Bid Package No. 20 - Finishing Hardware - Supply only:
Total scope now fully identified: number of doors increased.

Bid Package No. 21 - (a) Miscellaneous Metals:
Miscellaneous Embedments transferred from bid package 10, exit stairs are now steel and transferred from bid package no. 9, superstructure. Overhead support framing for toilet stalls, folding walls and awnings added. Miscellaneous bearing and support plates for escalators added. Framing for entrances to elevators 1 and 2 added. Supports for window washing equipment added.

Foot grilles transferred to bid package 30.

..... 2

(b) Ceiling Grid:
Part of ceiling grid system transferred to bid package 32, millwork reducing scope in this bid package.

Bid Package No. 22 - Tunnel Construction etc:
Total scope now fully identified: complexity of tunnel increased; mechanical and electrical added by Notice of Change. One dock leveller added. Insulation and waterproofing to slab over reservoir deleted.

Bid Package No. 23 - Metal Glazed Partitions (Industrial Sash):
Most of this bid package transferred to bid package 32, millwork.

Bid Package No. 24 - Interior Glazing and Mirrors:
No change in scope.

Bid Package No. 25 - Overhead Doors:
No change in scope.

Bid Package No. 26 - Drywall, Plastering, Acoustical Baffles:
Total scope now fully identified: drywall partitions added as follows:
Concourse Level: children's area: 2 offices added
Third Level: Government documents and special collections areas, partition added to isolate halon-protected area.
Fifth Level: Reprographic area; one staff office
Sixth Level: Technical Services: future computer room, telephone room and 2 offices.

Washroom partitions transferred to bid package 18, masonry.
Increase in drywall bulkheads and furring. Quantity of acoustical baffles reduced.

Bid Package No. 27 - Coffered Ceilings:
Total area reduced.

Bid Package No. 28 - Ceramic Tile, Quarry Tile and Non-Slip Pavers:
Non-slip pavers deleted. Amount of ceramic tile reduced.

Bid Package No. 29 - Painting and Vinyl Wall Fabric; Sandblasting:
Total scope now fully identified: number of partitions to be painted increased. Amount of vinyl wall fabric reduced.

Bid Package No. 30 - Manufactured Specialties - Supply only:
Bid Package No. 31 - Manufactured Specialties - Installation:

Number of foot grilles reduced to 1 only.

..... 3

Bid Package No. 32 - Prefinished Millwork - Supply Only of Cabinet Work, Wood Doors, Wood Ceiling, Wood Deck Balconies and Wood Handrailings:
Total scope of cabinet work now identified and increased.
Number of wood doors increased. Wood partitions transferred from part of bid package 23. Part of ceiling grid transferred from bid package 21, miscellaneous metals.

Bid Package No. 33 - Installation - H.M. Doors and Frames, Wood Doors and Access Doors, Finishing Hardware, Prefinished Millwork, Cabinet Work, Wood Ceiling, Wood Deck Balconies and Handrailings:
Total scope now fully identified and increased (refer to bid packages 19, 20 and 32).

Bid Package No. 34 - Carpeting:
No change in scope.

Bid Package No. 35 - Vinyl Tile and Rubber Base:
Total scope now fully identified and increased, replacing more costly ceramic tile.

Bid Package No. 36 - Manufactured Specialties - Supply & Install:
Toilet compartments changed to ceiling hung. Three rolling shutters added. Five security screens added. Telephone shelves deleted.

Bid Package No. 37 - Miscellaneous Excavation & Concrete:
Total scope now fully identified: Light weight concrete fill for roof areas added.

Bid Package No. 38 - Miscellaneous Caulking:
Contents of this bid package re-assigned to several other bid packages.

Bid Package No. 39 - Landscaping:
No change in scope

Bid Package No. 40 - Final Cleaning:
No change in scope.

15 September 1978

Anthony Butler Architect
11 Dundurn Street North, Hamilton
Brook Carruthers Shaw Architects
200 Adelaide Street West, Toronto

ter of Transmittal

Ref.: 7521

M. Jack Jones
Secretary
Board of Control
City Hall
Hamilton, Ontario

RECEIVED
OCT 25 1978

OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF VANCOUVER

Gentlemen:

We are sending you the following _____^x herewith
separately

15 copies	Answers to City Letter dated 12 September 1978	PIGOTT STRUCTURES
REMARKS:	6 pages	

Anthony Butler/Brook Carruthers Shaw
per E. Hipken

18 September 1978

RECEIVED

OCT 25 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Phillips:

In order to achieve major savings to the cost of the Hamilton Central Library and Farmers' Market, it is necessary to put forward major deletions for consideration by the City. The following list would result in a total saving of at least \$275,000.; each of the deletions has serious consequences for the function and operation of the Library or Market. It should also be noted that, except for the last two items, it will not be possible to replace these deletions at a later date. Also, decisions must be made immediately on these proposals, if the full benefit of possible credits is to be achieved. The proposed items to be deleted are:

- Glazing to elevators 1 and 2.
- All skydomes.
- Sunscreens.
- Large north-east skylight to Market.
- Both escalators.
- Spiral stair from 5th to 6th floors.

In addition, other components of the building are being investigated, which should produce a credit of at least \$175,000. As soon as firm quotations have been received, we will present them to you for your consideration. These items include:

- Sprinkler system adjustments.
- Changes to mechanical tower wall system.
- Changes to Bid Package 14 - Metal Wall System.

We are carefully reviewing the content of each of the bid packages which have not yet been tendered, in order to avoid any unnecessary increases in cost. Changes of scope in the content of future bid packages have been summarized on a separate list; some of the bid packages have increased in scope, which will result in an increase in cost, over and above that resulting from escalation. We will recommend changes in finishes and materials for your consideration in achieving further savings.

...2

age 2
18 September 1978

When tenders are received on the remaining bid packages, the total cost of the project will be known, based upon firm quotations rather than estimates.

Yours very truly,

Anthony Butler

Anthony Butler

AB/gl

cc Mr. V. Catchick, Pigott
Mr. P. Brook

When the sun is low in the sky, the light is soft and golden, and the shadows are long and deep. This is the best time to take a walk in the park, for the air is cool and the flowers are in bloom.

There is a small stream that flows through the park, and the water is clear and cool. The children like to play in the stream, and the old people like to sit on the benches and watch the water flow.

The park is a beautiful place, and it is a good idea to go there often. It is a place where you can relax and enjoy the beauty of nature.

There are many trees in the park, and the leaves are green and fresh. The birds are singing, and the flowers are blooming. It is a wonderful sight to see.

The park is a good place to go for a picnic, and the food is delicious. The children like to play on the swings, and the old people like to sit on the benches and watch the water flow.

The park is a beautiful place, and it is a good idea to go there often. It is a place where you can relax and enjoy the beauty of nature.

Hand of Oakes — 11.00 AM.
Mayor — File Library P + Farmer Market

Letter addressed to W. L. Phillips from J. Butler
dated Sept 18th. presented to the Board.

RECEIVED
OCT 25 1918

Brooks -
1st item Glazing to Elevators -
orig. architects throughout whole Bldg.
never really budgeting -
alternative glass in Elevators to see what
is going on! Movement of people on floor.

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF MONTREAL

Maybe 29/30,000 for this feature.

Skydome \$66,000 reduced to \$46,000 - 20,000
to Skylights.

General comment building devoid of
features - exposed concrete
very few finishes!
If light brought in
it brightens up an
otherwise drab building.
Skylights - reduction of
energy!

Suncreens South wall of Bldg.
designed to exclude sunlight
in summer + include in
winter months.

[Faint, illegible handwriting visible through the paper, likely bleed-through from the reverse side. The text is mirrored and difficult to decipher.]

alternative Blinds on inside -
Stationary screens - 5' from bldg.
Reflective glass -

\$7,000 less cost of blinds 20,000 = \$56,000

Skylight to market feature which
allows ^{sun} light into market - identify
entrance, Relieve area of flat roof
part air intake approx. \$25,000

Still awaiting some figures (Butler)

Both elevators - One market \$85,000
One Library. each
\$170,000

~~16,000~~
16,000

? of leaving structurally able to
accommodate in future after Bldg.
open!

? of leaving Market escalator.

Spiral Stairs 5 to 6th floor - Real Library Floor
5 - Technical & Admin
Floor!

Primarily for visitors
we can live without it.
Savings 10/15,000

~~26,000~~
26,000

[Faint, illegible handwriting visible through the paper, likely from the reverse side. The text appears to be a letter or document, with some words like "My dear" and "I am" possibly discernible.]

These items to 21 7 importance
4 7 0 5 7 x

Stout 90% 7 who 6 7 5 7
2 6 room!

Valeriano - You 2. 275,000⁰⁰ however.
Amount totals \$226,000⁰⁰

Vi- hand, remaining
BP + get finite figures.
We would then have bid prices +
then we compare 10400,000 plus
750,000 -
here are areas where recon savings
\$175,000 -

Some components deletions to recon
175,000

Some the Arch to 7 recon but the
city can direct — \$275,000

Proceed to get finite figures on
6 items to assist city.

Butler I suggest all figures not only
6 items.

Miller Some have implementation quite soon.

Mayor. Early now closing date for

If decision made at that time
hole - can be covered with concrete
roof or skylight!

Miller If a decision made at one time after
all facts known!

Miller - Small item relatively!

Mayor. I wish to assemble all
information & then have a meeting
of Council!

Mayor. Escalators (up) first & second floor.
in drawing. (The drawings 2 years
old one escalator in & out)

Mayor. As much ^{sun} light as possible into
Market Area.

Meeting:- 40 Bid packages

Mayor 15 of 40 - 750,000 over.

2 add'l B.P. over 300,000 now.

[Faint, illegible handwriting visible through the paper, likely bleed-through from the reverse side. The text is mirrored and difficult to decipher.]

4/84 The remaining B.P. - $2\frac{1}{2}$ to 3 b. ✓

Now suggested -

extension of 40 days - 2 B.P.
now on hand.

Call remaining B.P. & we
would have all costs on hand.

? of deletion of certain as rec of
Arch & at insistence of city

Merling: In all changes - ? of Arch fees.
not -

Subject -

4/84 Fee based \$10,400.000

4/84 Management fee fixed price.

Merling: Let to Comm in result of all 40 odd
bids & then decide where we are
going!

Stout: Spiral Stairs are not a fire escape
factor ∴ I feel they can go!

The morning of the 25th
the weather was
clear & fine - a
few clouds in the
evening but no rain
the temperature was
about 70° in the
day & 60° at night
the wind was light
from the south
the water was calm
the tide was in
the moon was full
the stars were
bright & clear
the night was
very pleasant
the morning of the 26th
the weather was
clear & fine - a
few clouds in the
evening but no rain
the temperature was
about 70° in the
day & 60° at night
the wind was light
from the south
the water was calm
the tide was in
the moon was full
the stars were
bright & clear
the night was
very pleasant

Adjustments to Sprinkler System -
being reviewed - reduction of
number of heads also type of
piping \$60/80,000

Why was not alternative considered
- One Method of dealing with
Donald - Look over Eric Swenson & look
at.

May not be normal procedure -

Mechanical Tower.
rather than
Multi storied mecha room
on South Side instead of Plant House.

Enclosure Glass - facing open air
playa.
to metal wall being considered.

if glass add'l sprinklers required.

Savings \$15,000 plus.

[Faint, illegible handwriting visible through the paper, likely from the reverse side. The text is mirrored and difficult to decipher.]

Changes to B.P. 14 - Metal wall

Laminated Glass with
steel base Stainless Steel!
superior finished
Spandrels - between windows
 $\frac{1}{2}$ of Total area of window system

delete & use concrete -
add low wall 6" thick
below windows.

eliminate $\frac{1}{2}$ of wall

remaining 1' wide
orig 3.4' wide.

21,000.00

Savings - 80/100,000
net -

Valerians - Alternate low & up price!

B.P. package arrangements does
not lend itself to comparable
component units!

Handwritten text, likely bleed-through from the reverse side of the page. The text is mirrored and illegible due to the nature of the bleed-through.

Wilens - Area for Meeting Rooms

elimination of an floor
Meeting Rooms.
Auditorium space etc.

Wilens - I'm not prepared to look
at this at this time -

Bethune I've never been convinced
that meeting rooms &
Auditorium are necessary.

We are not in my opinion going to
get a reduction of \$1,000,000
in the items being suggested.

You have to look at Savings on
floor deletion - Meeting Rooms
& Auditorium -

May 2. This involves a redesign of
Complete Building.

Bethune - Library space to Aud. Area.

I can't respond to this suggestion. *

Hilleys No we have control over ⁵400,000
& balance comes in on B.
could we

\$230,000 over approved budget -
then \$400,000 ⁰⁰ will

Future B.P. will not in my
opinion be a Budget!

5% over a span of time.

① Council take 2 months.

② Carpenter's strike

③ Escalation of market.

Mayor Satisfied.

Beilune - I'm not prepared to go 5% -

Merriand - If we used same specs
for estimates & specs for
bids!

[Faint, illegible handwriting visible through the paper, likely bleed-through from the reverse side. The text is mirrored and difficult to decipher.]

Summary - in writing
Estimates vs Bids call Specs.

About my add'l? -

5 of low bidders - 1977 -

Ofis - only one the est. & they
were low bidder.

Comstock B.P. 6 Electrical
136,000 over estimate (6 mo bid)

Comes back to U -

... ..
... ..

... ..

... ..

... ..

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... ..

Information - between Arch & Const Dept.

? of hoping you surprised you Arch
did not know this!

now. Same person estimating as bid -
conflict.

not necessary so -
Orig not privy to drawings
when orig asked!

Standard practice -

Id been happen if 2 ~~lines~~
est secured -

? of Bickens & Veterans

Advise Council Assembling
information for special
meeting of Council.

Fact: - B.P. to come -
? of less expensive alternatives

Why were alt (less costly) not
considered before this.

And. & why were these not brought
to our attention in format P.L.
received.

Phillips. 2 additional things -

3 we should proceed with
6 - written report on
implications

Ask P.L.B. to completely
revamp system. agreed
to reduce costs -
Right Away.

LA. Ask to continue
to review other parts
of Bldg to reduce costs -

Mayor. Consider Managers to do
same thing.

Merling. Repro to Council

Not until all B's are in
early in Nov!

One group ready to go.
Send out.

Final group

Deadline -

Phillips - to report ^{scheduled}
time factors in one
week's time for info of
of Council!

Notes: Phillips to report any Change
that may develop.

Hamilton Place - Tomorrow to
report Wednesday!

No advertising until
we speak to this!

Bethune - Compare Salary rates
and across Canada

- ① Ask for Extension
 - ② Call remaining B.P.
 - ③ Team to respond to suggestions that Auditorium & meeting rooms be eliminated by cutting out one floor.
 - ④ Summary in writing where orig plans or proposals on which estimates were prepared differ from Specs upon which bids were called and received and are to be called.
 - ⑤ Ask P.L.B to completely review point out areas of savings and get their reaction
 - ⑥ Rewritten report on implications respecting 6 changes proposed
 - ⑦ Request Arch and Const Dept to consider and review all aspects with a view to reducing costs
- Send out Specs on remaining B.P as soon as possible.

September 18, 1978

RECEIVED

OCT 18 1978

Mr. W. L. Phillips,
City Engineer.

LEGAL DEPARTMENT,
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Phillips:

As requested, I have made a list of the points that were raised this morning at the Board of Control regarding the Library and Farmers' Market Project and the following are the requests that were made by the Board during the meeting.

1. That an extension of time of at least forty days be requested from the two low bidders on the Bid Packages which recently closed.
2. That as soon as possible, the remaining bid packages be let out to tender, and I understand some will be going out very shortly with the balance going out towards the end of October for a closing date early in November.
3. That the Management Team respond to the suggestion that the Auditorium and certain meeting rooms be eliminated and further, while it may not be a part of that particular recommendation, it was alluded to during the discussions that the savings by doing this might result in the elimination of one complete floor of the building.
4. A summary in writing where original plans or proposals on which estimates were prepared differ from the specifications upon which bids were called and received, and are still to be called.
5. That the Public Library Board be requested to completely review the plans and point out areas of savings, and also their reaction to such changes.

Mr. W. L. Phillips,
City Engineer

2

September 18, 1978

6. That the Board be provided with a written report on the implications respecting the six changes which were proposed by the Architect in his letter dated September 18th.
7. That the Architect and Construction Manager consider and review all aspects with respect to the project with a view to reducing costs by changing or eliminating certain component parts.
8. That the City Engineer report on the proposed time schedule in one week's time in order that this information may be sent out to the Members of City Council.
9. The City Engineer to report to the Board of Control on any changes that may develop as a result of the meetings and discussions which may take place on those items that are specifically set out above.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

c.c. Members, Board of Control.

Sepetember 19, 1978

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Members,
City Council.

Members of Council:

Re: Overrun - Library Farmers' Market Project

The Board of Control has directed that I write to the Members of Council concerning the overrun in the cost of the Library and Farmers' Market Project, which has developed as the result of the receipt of a number of package bids.

While the Board is not in a position to report on this matter at this time, the Board has directed that I advise you that a number of meetings have been held with the Management Team, and additional information has been requested, following which a report will be submitted to the members of City Council, and as agreed to at the last Council meeting, a special meeting of Council will be held for the purpose of reviewing the reports from the members of the Management Team, and also the recommendations that the Board of Control will be making.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

The Spectator, Tuesday, September 19, 1978 7

City changing project in bid to trim costs

By FLORENCE DIGGINS
Spectator Staff

HAMILTON'S MARKET-library is going back on the drawing board for cost-saving changes despite the fact that about 75 per cent of work on the project has been awarded.

Board of control told architect Anthony Butler yesterday to find further savings after he proposed a \$450,000 credit if the city agrees to delete such items as skydomes, sunscreens, escalators and a spiral stairwell from the building.

Mayor Jack MacDonald said a full report on all possible savings for the \$11.4 million complex which is already \$1 million over original estimates should go to a special meeting of city council.

Mr. MacDonald said after the meeting he believes the board now has better control of the project. He added: "I don't think it's risky to look into alternate designs at this stage of construction."

Investigate

Controller Jim Bethune said Mr. Butler to investigate the possibility of taking one floor off the six-storey structure.

In the meantime, about 30 bid packages remaining on the project will be let as soon as possible so that potential cost increases can be adjusted before further work begins. Tenders awarded so far include the foundation and first-floor walls, which will be completed in about two weeks, and the superstructure.

Mr. Butler is expected to tell the board next week when he'll know the final price tag for the library-market.

The architect came under heavy criticism from the board last week when he admitted changes had been made to the building without the board's knowledge and, in some cases, without his knowledge.

The mayor also was critical of an exterior stainless-steel wall system Mr. Butler specified for the building which had to be redesigned using concrete after it was learned that the metal layers of the newly-developed steel wall system came apart when it was used for first time earlier this year in a Florida project.

The pressure will remain on Mr. Butler for the next month or so, according to some city hall politicians, during which time final approved costs for the library-market will be decided by city council, along with Mr. Butler's future with the project.

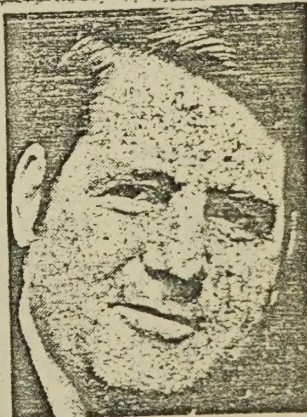
Drastic

Controller Ian Stout said after yesterday's board meeting: "The board has told the architect and construction managers (Pigott Structures Limited) that we have to arrive at a final

cost as soon as possible. If the cost is too high, there's going to be some drastic changes needed. And if the architect refuses to make those drastic changes it's incumbent on him to resign from the project."

Mr. Stout added: "As a politician I refuse to get raked over the coals over what I would call unprofessional conduct. When the architect makes changes he should go tell the client. Why else are we paying him over \$800,000?"

Mr. Butler, who said yesterday his associate on the project is the Toronto firm Brook, Carruthers, Shaw, is to receive 8 per cent of the original approved estimate of \$10,490,000 for the project.



JIM BETHUNE
Remove one floor

Pigott was the successful bidder on the construction-management phase of the work and came in at \$378,620.

THE DAY
THE BUILDING
IS COMPLETED!

Board gets answers on library \$\$\$

Inflation, a three-week carpenters' strike, poor communications, and unforeseen extra materials, were cited Monday as the cause of the almost \$1.5 million cost overrun on the library/market project at Jackson Square.

The answers were given to board of control by Tony Butler, project architect, his associate Peter Brook and Victor Catchick, general manager of Piggott Structures Co. Ltd., project general contractor.

In a six-page letter, Piggott listed several changes in the original project specifications which were used to call tenders for the 40 separate contracts on the building.

Some of the changes were made before tenders were called resulting in added costs when bids came in.

For example, the canopy on the York Street side of the building was larger in the tender drawing than it was in the drawings used to calculate the original project budget.

Butler raised eyebrows last week when he told the board that some of the changes were made without the city's knowledge or consent and, in some cases, he didn't know about them until after they were made.

Other items such as the skydomes in the library roof were not included in the original budget, the contractor said.

In a letter to the board dated Monday, Butler recommended deleting six items from the project plans to save about \$275,000.

Those items are glazing on two elevators, all skydomes on the building roof, sunscreens in the library, a large skylight on the north-east corner of the market, both escalators in the building and a spiral staircase between the fifth to the sixth floor of the library.

He also suggested changes to the fire sprinkler system, the walls in the mechanical tower and the material used in building the walls to save at least \$175,000.

Butler said the changes were discovered through investigating less-expensive systems and construction materials.

Tenders for 17 of the 40 building contracts have been received, Butler said. And he promised to continue to look for less-expensive materials and building systems in the remaining 23 contracts.

Cont. Valeriano also asked Piggott to tell the board in writing that the specifications on which tenders for the remaining contracts will be based are identical to those on which the original project budget was based.

Mayor Jack MacDonald said he will call a special council meeting sometime in November to deal with the library/market building.

Continued on Page 7

7 - City Journal, Wednesday, September 20, 1978

Board answers on library cost

Continued from Page 1

ing after bids on the remaining contracts come in.

The board also accepted a recommendation from Bill Phillips, city engineer, that the architect should give the city a letter outlining the structural and financial consequences of deleting items from the building plans.

The Hamilton Library Board will also be asked to review the plans for its building with a view to cutting costs.

Mayor MacDonald said after the meeting he feels the city is now in a position to "get a much better handle" on the project cost.

✓
September 21, 1978

Mrs. Judith McAnanama,
Acting Secretary,
Hamilton Public Library Board,
55 Main Street West,
Hamilton, Ontario.

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mrs. McAnanama:

As you are no doubt aware from articles that have appeared recently in the newspaper, the Members of the Board of Control are extremely concerned over the increase in the cost of the various bid packages of the Library/Farmers' Market Project.

At the last meeting of the Board of Control, I was directed to write to you requesting that the Hamilton Public Library Board closely review the various component parts of this library building with a view to possible cut backs that may be necessary in order to keep the building in line with the estimate authorized by City Council, and approved by the Ontario Municipal Board, and at the same time, to serve as a functional building for the purposes for which it was designed.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

b.c.c. Mayor John A. MacDonald

Don't delay any further

Looking into the possibility of alternative designs and other cost-cutting measures for Hamilton's new library-market complex at this stage of the game could be risky for city officials.

City council must face the fact that the library-market project is being carried out during an inflationary period where costs rise rapidly as well as continuously.

Board of control has now asked architect Anthony Butler to search for areas where considerable savings in project costs may be found. One controller has even suggested the possibility of removing one floor off the proposed six-storey structure.

The \$11.4-million complex is already estimated to be \$1 million over budget — and with each delayed decision, that figure is bound to increase. Whatever is finally resolved, it must be done both quickly and with careful consideration.

The original concept and design

of the library-market complex were, supposedly, synthesized with specific needs and objectives in mind. Simplified solutions such as chopping a floor off the top of the proposed structure may be a convenient solution to cutting costs, but, in all likelihood, the end result might very well be totally unsatisfactory because it isn't what the city had originally set out to do.

Such quick compromises could backfire a few years down the road. Though an extra storey might not be needed upon completion, the situation could be quite different a handful of years later.

A decision must be made soon and the consequences have to be faced. Delaying the project any further, under the guise of reducing construction costs, will only cause those costs to jump even higher.

A watered-down version of what the city wants and needs may result in some savings now, but in the long run it may prove to be more costly.

Don't delay any further

Leading men in the movement to secure the passage of the proposed amendment to the constitution are urging that the people be asked to vote on the question as soon as possible.

The amendment would give the federal government the power to regulate interstate commerce, and it is believed that it will be passed by a large majority.

It is urged that the people be asked to vote on the question as soon as possible, so that the amendment can be passed before the next session of Congress.

The amendment is believed to be one of the most important measures ever proposed, and it is urged that the people be asked to vote on the question as soon as possible.

The amendment is believed to be one of the most important measures ever proposed, and it is urged that the people be asked to vote on the question as soon as possible.

of the United States, and it is urged that the people be asked to vote on the question as soon as possible.

The amendment is believed to be one of the most important measures ever proposed, and it is urged that the people be asked to vote on the question as soon as possible.

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September 22, 1977

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Sentinel Aluminum Products Co. Ltd.,
150 Railside Road,
Don Mills, Ontario

Attention: Mr. Les Banatti, Sales Manager

Dear Sir:

Re: Hamilton Central Library
and Farmers Market

This will confirm our meeting of September 19, 1977 at
this office also telephone discussion of yesterday with
yourself and your Mr. Warner Cloak regarding a budget
price for:

Aluminum Windows and Glass
Skylights
Aluminum Sun Shades
Kiosk Glazing
Interior Glazing and Mirrors

Copy of each of the floor plans and small section details
were handed to you when in my office. Copy of the larger
detail drawings and brief outline specifications are enclosed.
Drawings - 1/CA1 to 1/CA6, 1/M to 5/M, 1/WW2 and 1/WW3.
Brief specifications - 2 pages dated September 21, 1977.

Re: Item 2 - Entrance Doors - note changes.

Re: Item 3 - Windows Sentinel 3875 Series is purely
preliminary. Thus to be checked with the Architects
and design series defined.

We regret to learn that the meeting already held with the
Architect and your Mr. W. Cloak of September 21, 1977 has not
proven successful. This is due that the small section details
are not related to the elevation drawings.

... Cont'd Page 2 ...

RECEIVED
OCT 25 1957

September 27, 1957

U.S. DEPARTMENT OF JUSTICE
WASHINGTON, D.C.

General William T. Anderson
The William T. Anderson
San Diego, California

Dear Sir:

Enclosed for the
San Diego Office are

three copies of a letterhead memorandum dated September 17, 1957, at
San Diego, California, and captioned "Investigation of the
San Diego Office and San Diego, California, regarding the
San Diego Office".

Also enclosed are three
copies of a letterhead memorandum dated September 17, 1957, at
San Diego, California, and captioned "Investigation of the
San Diego Office and San Diego, California, regarding the
San Diego Office".

Copy of each of the three copies and three copies of the letterhead memorandum dated September 17, 1957, at San Diego, California, and captioned "Investigation of the San Diego Office and San Diego, California, regarding the San Diego Office" are being furnished to the San Diego Office for its information and for its use in the investigation of the San Diego Office.

Very truly yours,
Special Agent in Charge

Enclosed for the San Diego Office are three copies of a letterhead memorandum dated September 17, 1957, at San Diego, California, and captioned "Investigation of the San Diego Office and San Diego, California, regarding the San Diego Office".

Details are being prepared and elevations revised to
form. You informed these should be ready on Monday,
September 26, 1977.

I would like you to come up with a budget price for
receipt September 29, 1977 if possible. Please advise us
if any problem.

Please describe in detail, scope of work included. Thank
you for your attention.

Yours very truly,

PIGOTT STRUCTURES COMPANY LIMITED

V. Alboini,
Project Manager

VA:dm

Encl.

P.S. To hasten receipt of same, will be sent by Courier.

timel

num products co. limited

do rd. don mills - ontario - canada - M3A 1A8
(416) 444-5201

RECEIVED

OCT 25 1978

October 12, 1977.

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Pigott Structures Co. Limited,
P. O. Box 309,
Hamilton, Ontario.
LSN 3G7

PIGOTT STRUCTURES LTD.
RECEIVED

OCT 17 1977

PASSED BY
PASSED TO

Attention: Mr. V. Alboini.

Gentlemen:

Re: Hamilton Library & Farmers' Market.
Budget Price. Aluminum Windows & Skylites.

We are pleased to confirm our budget price for the above project as follows:

1. Windows - Base Price *Sentinel take off 11500/50 last window 11556/50*
Sentinel "3875 Series" with special adaptor at perimeter *32,000/50 seal unit 29300/50*
double glazed and single glazed as per preliminary drawings.
Finish to be CE/AN .0004 except for exterior cap only with
special finish buffed and no etch anodized. -----\$456,500.00.
For the sum of-----
F. S. T. Included P. S. T. not included

Extra to base price for stainless steel exterior caps add \$42,034.00.

Credit to base price for exterior caps in standard CE/AN .0004
clear anodized finish-----\$5,482.00.

2. Skylites (small 6'-8 X 6'-8) Double and single glazed as
requested "5500 DS" Series completed with flashings etc.
Finish CE/AN .0004. Sealed units to be clear tempered and
clear for the sum of-----\$32,500.00.

Continued.....

itectural aluminum windows • curtain walls • entrances • sloped windows

... products co. limited
... ..

October 15, 1917.
... ..

POST OFFICE BOX
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ate for all double glazed-----\$37,500.00

Skylites (large over Farmers Market)
Single glazed with structural supports, CE/AN .0004 finish
-----\$37,240.00.

Alternate for all double glazed-----\$42,560.00. — X

Additional Items:

18 only Aluminum doors - glazed No Hardware-----\$12,000.00 *S/C.*

Miscellaneous glass & glazing-----\$ 5,000.00

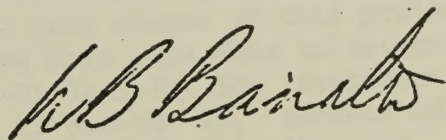
Mirrors 11 - 60 X 30-----\$ 3,000.00

7 - 48 X 30-----\$ 8,000.00

Kiosk - Windows & glass-----

Trusting the above is the information you required, we are.

Yours very truly,



L. B. Banatti.
Architectural Sales Manager.

BB:go

SEP 25 1978

W.L. PHILLIPS
B.A.S.C., M.E.I.C., P.ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

25 September 1978

RECEIVED
OCT 25 1978

LEGAL DEPARTMENT,
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. Chairman and Members,
Board of Control.

Re: Central Library and
Farmers' Market

Members of the Board:

As requested, I have reviewed a proposed schedule with Mr. A. Butler for the next stages of this project and I now advise you that we have been able to secure an extension of forty (40) days for the acceptance of tenders for Bid Packages No. 13 and No. 15. Letters of extension from Riddell Sheet Metal and Roofing Ltd. and Sentinal Aluminium Products Co. Ltd. are attached herewith. This extends the date of acceptance to 24 November 1978.

RECOMMENDATION:

1. That Mr. A. Butler submit a report outlining the consequence of deleting the items outlined in his letter, dated 18 September 1978, by 29 September, 1978.
2. That Mr. A. Butler submit a report on the possibility of deleting the auditorium and meeting rooms and the possible deletion of one floor by 29 September 1978.
3. That Mr. A. Butler submit a report outlining the actual savings for the items referred to in (1) above by 13 October 1978.
4. That we submit the next five (5) bid packages to tender immediately with tenders to close 18 October, 1978.
5. That the remaining bid packages be submitted for tender in two groups. The first group to close on 8 November 1978 and the last group to close on 15 November, 1978.

Continued.....

100-100000
100-100000
100-100000



U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C.

The Department of the Interior

DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C.

100-100000

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100-100000
100-100000

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100-100000

100-100000
100-100000

100-100000

As requested, I have reviewed a proposed schedule with Mr. A. Baker for the year ending 1977. The schedule is based on the assumption that the total number of acres to be surveyed is 100,000. The schedule is based on the assumption that the total number of acres to be surveyed is 100,000. The schedule is based on the assumption that the total number of acres to be surveyed is 100,000.

100-100000

1. That Mr. A. Baker submit a report containing the information requested in the letter dated 10/10/76, by 12/31/76.

2. That Mr. A. Baker submit a report of the results of the survey of the land owned by the Department of the Interior, by 12/31/76.

3. That Mr. A. Baker submit a report containing the information requested in the letter dated 10/10/76, by 12/31/76.

4. That Mr. A. Baker submit a report containing the information requested in the letter dated 10/10/76, by 12/31/76.

5. That Mr. A. Baker submit a report containing the information requested in the letter dated 10/10/76, by 12/31/76.

6. That Mr. A. Baker submit a report containing the information requested in the letter dated 10/10/76, by 12/31/76.

Board of Control
25 September 1978

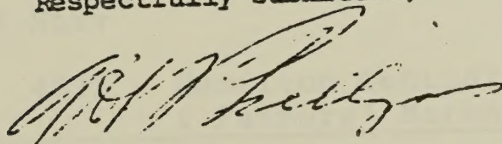
- 2 -

Continued.....

6. That the Library Board be requested to complete their review of this project for possible savings by 13 October 1978.
7. That your Board establish a procedure to be followed in assessing the possible deletions from this project. The following groups are involved:-

Library Board
Downtown Redevelopment Sub-Committee
Board of Control
City Council

Respectfully submitted,



City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

WLP:jb
Encl.

- c. c. Controller I. Stout
- c. c. Mr. A. Butler, Architect
- c. c. Mr. V. Alboini, Pigott Structures Limited

PIGOTT STRUCTURES COMPANY LIMITED
ENGINEERS AND CONTRACTORS
P.O. BOX 309
HAMILTON, CANADA L8N 3G7

September 21, 1978

RECEIVED
OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Anthony Butler, Architect,
11 Dundurn Street N.,
Hamilton, Ontario

Attention: Mr. J. Mills, M.A.A.T.O.

Dear Sir:

Re: #515 - Hamilton Central Library
& Farmers' Market

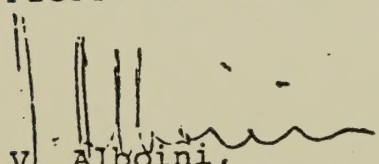
The contractors B.P. #13 Roofing and B.P. #15 Aluminum Windows have agreed to extend the 60 days acceptance tender period specified for an additional 40 days. Refer to copy of their letter, copy is attached.

Riddell Sheet Metal letter dated Sept. 13, 1978
Sentinal Aluminum letter dated Sept. 19, 1978

Tenders for both were received August 16, 1978.
With the 40 days extension, the tender period of acceptance expires November 24, 1978.

Yours very truly,

PIGOTT STRUCTURES COMPANY LIMITED


V. Alboini,
Project Manager

VA:dm

✓ cc: City of Hamilton,
Attention: Mr. W. L. Phillips, P. Eng.,
City Engineer,
Mr. V. C. Catchick,
Mr. P. Hatton

RECEIVED
JAN 10 1970
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR

SUBJECT: [Illegible]
DATE: [Illegible]

TO: [Illegible]

FROM: [Illegible]

RE: [Illegible]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible signature and text block]

[Illegible text block]



Riddell Sheet Metal & Roofing Limited

389 KENDRA AVENUE

HAMILTON, ONTARIO, L8E 2W3

CONTRACTORS AND MANUFACTURERS

September 13, 1978

RECEIVED
OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Piggott Construction Co. Ltd.
P. O. Box 309
Hamilton, Ontario
L8N 3G7

ATTENTION: MR. V. ALBOINI

Gentlemen:

RE: LIBRARY & FARMER'S MARKET
ROOFING & SHEET METAL
BID PACKAGE #13

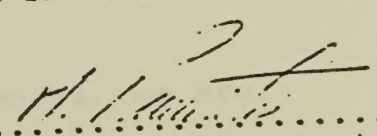
As requested we herein agree to extend the acceptance period on the above project for an additional 40 days from the original date of the tender.

It is our understanding that the extension apply to the acceptance period only and does not delay the work schedule.

We trust this will be satisfactory.

Yours truly,

RIDDELL SHEET METAL & ROOFING LIMITED

Per 
M. Purvietis, Estimator

MP/do

ROOFING
ASBESTOS ROOFS
ASPHALT ROOFS, GRAVEL ROOFS
SLATE ROOFS, TILE ROOFS
CORRUGATED IRON
SKYLIGHTS, VENTILATORS, FLASHINGS
ASBESTOS SHINGLES
ASPHALT SHINGLES

FIRE DOORS
STANDARD UNDERWRITERS
LABELLED
KALAMEIN DOORS
STEEL PLATE DOORS

SHEET METAL WORK
DUST COLLECTING & VENTILATING
SYSTEMS, STAIRS, STAIR TREADS
TOILET PARTITIONS, CUSTOM
SHEARING & PRESS FORMING
SPECIAL OVENS & METAL WORKING
IN ALL TYPES OF MATERIAL

KITCHEN & HOSPITAL
EQUIPMENT
STEEL MONEL METAL
STAINLESS STEEL
TABLES, LOCKERS, SINKS

ALL CONTRACTS CONTINGENT UPON, STRIKES, ACCIDENTS AND OTHER CAUSES BEYOND OUR CONTROL



Commissioner of the
General Land Office
Washington, D.C.

May 1, 1902

Dear Sir:

Enclosed for the
Department of the Interior
is a copy of the
report of the
Commissioner of the
General Land Office
dated May 1, 1902.

As requested we have
been directed to
submit to you the
report of the
Commissioner of the
General Land Office
dated May 1, 1902.

It is our understanding
that the report
will be submitted
to you by the
Commissioner of the
General Land Office
dated May 1, 1902.

We trust this will be
satisfactory.

Very truly,
Your obedient servant,

Special Agent in Charge,
Department of the Interior.

Very truly,
Your obedient servant,
Commissioner of the
General Land Office.

Enclosed for the
Department of the Interior
is a copy of the
report of the
Commissioner of the
General Land Office
dated May 1, 1902.

Hamilton

aluminum products co. limited

50 railside rd. don mills - ontario - canada - M3A 1A8
telephone (416) 444-5201

September 19, 1978.

Pigott Structures Co. Limited,
Engineers and Contractors,
P. O. Box 309,
Hamilton, Ontario.
L8N 3G7

RECEIVED

OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON
VA

Attention: Mr. Victor C. Catchik.

Gentlemen:

Re: Hamilton Central Library and Farmers Market.

This is to advise that we agree to an extension of Forty (40) days over and above the Sixty (60) day acceptance of tender period specified on the original tender form for the above project.

Trusting this will meet with your approval, we are.

Yours very truly,

L. B. Banatti

L. B. Banatti.
Architectural Sales Manager.

LBB:go



architectural aluminum windows • curtain walls • entrances • sloped window

Board draws criticism

I gather from news reports that the mayor and members of the board of control sold the idea of "project management" for the construction of the library and farmers market to city council on the grounds that the cost of construction would be kept under control and within the amount budgeted.

This project management scheme, I understand, is to tender contracts for construction as soon as plans for each component of the building are completed, rather than wait until all the plans are ready. The city, under this scheme, must enter into several individual contracts as against one contract with a general contractor.

It is now revealed that this scheme is not working and that matters are out of control.

If the mayor and members of the board of control had been less partisan in vociferously advocating this system, they would have been able to identify themselves more with the city's interest instead of now belatedly shedding crocodile tears.

This latest episode of apparent indifference to the public interest is yet another reason for the abolition of the board of control.

G. A. Stephens,
Hamilton.

Board of Directors of the American Medical Association

The Board of Directors of the American Medical Association met in regular session at the Hotel Sherman, Chicago, Ill., on April 22, 1919, for the purpose of transacting business pertaining to the annual meeting of the Association, to be held at the same place, June 1-5, 1919.

The first business of the Board was the reading of the report of the Executive Committee, which was read by Dr. J. C. Brannan, Secretary of the Association. The report was a comprehensive one, covering the work of the Association during the past year, and was well received by the Board.

The Board then turned to the consideration of the report of the Finance Committee, which was read by Dr. W. H. Cline, Treasurer of the Association. The report was also well received, and the Board expressed its appreciation of the careful management of the Association's finances.

The Board then adjourned until the next meeting, to be held on April 29, 1919, at the same place.

September 27, 1978

RECEIVED

OCT 1 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. W. L. Phillips,
City Engineer.

Dear Mr. Phillips:

The Board of Control has noted the contents of your letter of September 25th concerning the schedule of events with respect to the calling of tenders, etc. for the Central Library and Farmers' Market.

The Board of Control has noted under Section C of your letter that the Library Board be requested to complete a review of the project for possible savings. While the Board concurs with this, they also have directed that in addition, the architect be asked to review possible less expensive options that may be available and that this information be provided to the Board of Control, including any possible savings as a result of changes that he might propose, for the meeting of October 13th, 1978.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

Architects should give rebate, says Wheeler

ARCHITECTS FOR the liability-market project should give the city a rebate if they are found responsible for increased construction costs, Alderman Reg Wheeler said last night.

The alderman suggested a city council that legal staff look at possible claims the city can make on the professional liability agreement drawn up in October, 1975 with project architects, Anthony Butler of Hamilton and Brook, Carruthers, Shaw of Toronto.

The agreement places responsibility on the architects for "all claims, actions, expenses, demands or other costs arising out of the architect's professional design responsibilities and all other services of the archi-

But City Engineer Bill Phillips said, tendering won't be closed until Nov. 12 or 14. The municipal election date is Nov. 13.

Mr. Wheeler said he didn't think it was fair for the new council that will take office Dec. 1 to have to deal with cost overruns on the project, "but there's just no way you can push it any faster."

Controller Ian Stout said a rebate wouldn't help the city and he agreed uncertainty about final costs "is unfair to the voters and taxpayers of this city. And I happen to be one of them."

The value attached to the city's liability agreement with the architects is \$250,000. The architects' fee for the project is about \$803,000.

No accusations

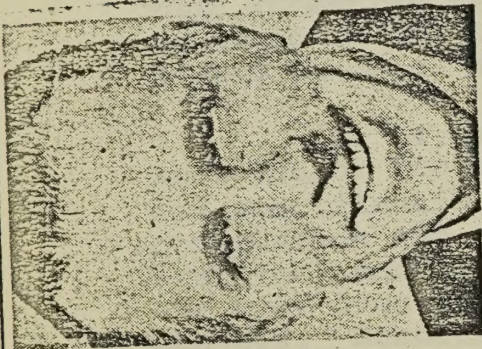
"I'm not making any accusations," said Mr. Wheeler, referring to the \$11.4 million complex that is already \$1 million over original estimates. "But I think every avenue should be explored."

Mayor Jack MacDonald said Mr. Wheeler's proposal can be made again at an upcoming special meeting of council that will hear the total, final cost of the project when tenders for re-maining bld packages close.

Mr. Wheeler said delays caused by problems with the architects' design for the building's exterior wall system may be cause for an insurance claim by the city.

The wall had to be redesigned using concrete after the architect learned last month that the metal layers of the newly-developed wall system came apart when it was used for the first time earlier this year in a Florida project.

The architects came under heavy criticism two weeks ago when Mr. Butler admitted changes had been made to the building's design without the board of control's knowledge and, in some cases, without his knowledge.



REG WHEELER
'Every avenue'

Last week board of control asked the architects to find further savings by Oct. 13, after Mr. Butler proposed a \$450,000 credit if the city agrees to delete certain items from construction plans.

About 75 per cent of work on the project has been awarded and it includes the foundation, first-floor walls and the superstructure.

K. A. ROUFF
CITY SOLICITOR



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY SOLICITOR

YOUR FILE NO. SEP 28 1978
REPLY ATTENTION: K.A. Rouff
OUR FILE NO. 120-1.340
120-1.341
130-2.28

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

September 28, 1978

RECEIVED
OCT 25 1978

Chairman and Members,
Board of Control.

Members of the Board:

Re: Library - Farmers' Market Project

Having regard to the comment made by Mayor MacDonald, at the last Council meeting, that the staff would be preparing reports on the Library - Farmers' Market Project, and recent suggestions made of contemplated changes, I wish to bring to your attention my concern about the City's legal position in relation to the course of action with respect to these contemplated changes, as reported in the news media.

It is my opinion that continued payments to the Architect and/or Project Manager, as well as changes in the plans and specifications, could be construed, at a later date, as a condonation and abandonment of the City's rights against the Architect and/or Project Manager should it be demonstrated that the cost over-run was the fault of the Architect and/or Project Manager. Accordingly, if payments are to continue and changes made in the plans and specifications, they should occur on the understanding that they are being made without prejudice to the City's rights against the parties -- the Architect and/or Project Manager.

I trust you will find this of assistance and if I can be of further help please let me know.

Yours truly,

K. A. Rouff,
City Solicitor.

KAR:150
c.c. Controller P. O. Valeriano

9/2/78
Solicitor
would appreciate
he appropriate
wording for the
letter to go to
the Construction
and the Architect.
M. Valeriano

September 28, 1978

CONFIDENTIAL

RECEIVED

OCT 23 1978

LEGAL DEPARTMENT,
THE CORPORATION OF
THE CITY OF HAMILTON

K. A. Rouff
City Solicitor

Dear Mr. Rouff:

Re: Library - Farmers' Market Project

In response to your letter of September 28, concerning the withholding of payments to the Architect and Construction Manager I wish to inform you that these instructions were passed on to the City Treasurer two weeks ago and all payments are being held up and will not be made unless with the authority of the Board of Control.

J. R. Jones

JRJ:jr

cc: Mr. W. H. McFarland
City Treasurer

Mr. W. L. Phillips
City Engineer

Controller P. O. Valeriano

September 28, 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

Dear Mr. Phillips:

In our letter of September 18, 1978 we identified several items which could be deleted from the building but which would seriously effect its function, operations or appearance. As requested we describe the effect each deletion would have on the building.

1. Glazing to elevators 1 & 2

At the programming and early stages of design escalators connecting all levels of the library were considered for the principal means of public access. An important reason was to explain and show the full extent of the library facilities to the public and visitors as they moved from floor to floor. Due to their high cost they were eliminated during design development.

The installation of windows in the two public elevators are proposed for similar reasons at relatively modest cost compared to escalators or to the fully glazed elevators and shafts that are in the Metro Toronto Library.

2. Skydomes

The Library is designed with very few interior finishes; walls are exposed concrete or painted drywall, the concrete floor structure is exposed on the underside without ceilings. As part of the energy conserving design artificial lighting is kept to a minimum.

To relieve the heavy and somber appearance of concrete and to make the interior spaces livable without expensive finishes, the design relies very strongly on a few relatively inexpensive features. The skydomes are one of the most important, letting in natural light to the interior of the building, lightening the appearance of the heavy concrete waffle slab roof structure, and allowing areas of the building to operate during the daylight hours without artificial light.

3. Suncreens:

The suncreens on the south and west sides of the building are designed to shade the windows in the hot summer months and to use the heat of the sun in the winter months when its angle is low. The sunscreen are a long term energy saving devise for summer and winter and they allow the comfortable use of all levels of the south and west perimeter of the building without interior drapes or blinds.

continued...

Document 10, 1915

W. J. ...
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Mr. W. L. Phillips
September 28, 1978
Page 2

4. North East Market Skylight

To provide equal emphasis to the entrance of the Farmer's Market to that of the Library a vertical element has always been shown rising from the flat roof over the main market entrance from York Boulevard.

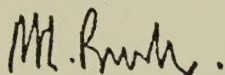
During the development of the design it was found necessary to have a fresh air intake for the market mechanical system and this element took the form of a sloping skylight combined with the air intake plenum and louvres. In addition the skylight allows natural south light to enter through the roof to interior areas of the market.

5. The market escalator is intended to carry shoppers from the lower level of the market to the mezzanine. The alternative access is by the long market ramps connecting the two levels by the stair at the East end. The elevator is for produce and is not intended for passengers. The library escalator connects the concourse level to the Plaza or 2nd floor of the library. It is expected that there will be heavy traffic between these two floors. Alternative access for the public is by the two public elevators or by the open stair at the North West corner of the library.

6. The sixth floor is occupied by the Administration and the technical Services departments of the library. In the design it was proposed that the open stair system that will be used by the public between library floors would be extended to the sixth floor by a spiral stair. The main use of this stair would be by visitors to the library who would travel to the sixth floor administration by elevator and would then tour the library via the open stair system.

Yours very truly,

BROOK-CARRUTHERS-SHAW



Philip R. Brook
PRB/es

George Eastman House, Rochester

The first point must be made, however, that the design of the building is not a simple matter of geometry, but a complex one, involving the interplay of many factors, including the needs of the community, the needs of the individual, and the needs of the environment.

During the development of the design, it was found necessary to have a close relationship between the architect and the community, and this relationship was maintained throughout the entire process. In addition, the architect was required to have a close relationship with the individual, and this relationship was also maintained throughout the entire process.

The second point is, however, that the design is not a simple matter of geometry, but a complex one, involving the interplay of many factors, including the needs of the community, the needs of the individual, and the needs of the environment. The design is not a simple matter of geometry, but a complex one, involving the interplay of many factors, including the needs of the community, the needs of the individual, and the needs of the environment.

The third point is, however, that the design is not a simple matter of geometry, but a complex one, involving the interplay of many factors, including the needs of the community, the needs of the individual, and the needs of the environment. The design is not a simple matter of geometry, but a complex one, involving the interplay of many factors, including the needs of the community, the needs of the individual, and the needs of the environment.

Very truly yours,

George Eastman House

George Eastman House
Rochester, N. Y.

W.L. PHILLIPS
B.A.S.C., M.E.I.C., P.ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



REFER TO FILE NO. 301-0008*

ATTENTION OF W. L. Phillips

YOUR FILE NO.

THE CORPORATION OF THE CITY OF HAMILTON

OCT 2 1978

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L3N 3T4

2 October 1978

RECEIVED

OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. Chairman and Members,
Board of Control.

Re: Central Library and
Farmers' Market

Members of the Board:

I enclose, herewith, a letter from Mr. A. Butler, dated 28 September 1978. In this letter Mr. Butler describes the effect that the various suggested deletions, outlined in his letter dated 18 September, 1978, would have on the building.

Also, I attach, herewith, a copy of my letter, dated 2 October 1978, to Mr. Butler, in which I have requested additional information.

Respectfully submitted,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

WLP:jb
Encl.

- c. c. Controller I. Stout (Encl.)
- c. c. Mr. Anthony Butler, Architect
- c. c. Mr. V. Alboini, Pigott Structures Co. Ltd. (Encl.)

*tentative
noted by
Oct 2/18
File
L3N*

The Commission of the City of Houston

Be it remembered that on the
17th day of May 1907
at the City of Houston

1. Charles H. ...

2. ...

3. ...

4. ...

5. ...

6. ...

7. ...

8. ...

9. ...

10. ...

11. ...

12. ...

FILE NO. _____
DATE 2.5.7-29
BY _____

September 28, 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

RECEIVED
OCT 1 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Phillips:

In our letter of September 18, 1978 we identified several items which could be deleted from the building but which would seriously effect its function, operations or appearance. As requested we describe the effect each deletion would have on the building.

1. Glazing to elevators 1 & 2

At the programming and early stages of design escalators connecting all levels of the library were considered for the principal means of public access. An important reason was to explain and show the full extent of the library facilities to the public and visitors as they moved from floor to floor. Due to their high cost they were eliminated during design development.

The installation of windows in the two public elevators are proposed for similar reasons at relatively modest cost compared to escalators or to the fully glazed elevators and shafts that are in the Metro Toronto Library.

2. Skydomes

The Library is designed with very few interior finishes; walls are exposed concrete or painted drywall, the concrete floor structure is exposed on the underside without ceilings. As part of the energy conserving design artificial lighting is kept to a minimum.

To relieve the heavy and somber appearance of concrete and to make the interior spaces livable without expensive finishes, the design relies very strongly on a few relatively inexpensive features. The skydomes are one of the most important, letting in natural light to the interior of the building, lightening the appearance of the heavy concrete waffle slab roof structure, and allowing areas of the building to operate during the daylight hours without artificial light.

3. Suncreens:

The suncreens on the south and west sides of the building are designed to shade the windows in the hot summer months and to use the heat of the sun in the winter months when its angle is low. The sunscreen are a long term energy saving devise for summer and winter and they allow the comfortable use of all levels of the south and west perimeter of the building without interior drapes or blinds.

continued...

4. North East Market Skylight

To provide equal emphasis to the entrance of the Farmer's Market to that of the Library a vertical element has always been shown rising from the flat roof over the main market entrance from York Boulevard.

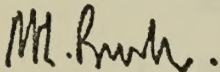
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5. The market escalator is intended to carry shoppers from the lower level of the market to the mezzanine. The alternative access is by the long market ramps connecting the two levels by the stair at the East end. The elevator is for produce and is not intended for passengers. The library escalator connects the concourse level to the Plaza or 2nd floor of the library. It is expected that there will be heavy traffic between these two floors. Alternative access for the public is by the two public elevators or by the open stair at the North West corner of the library.

6. The sixth floor is occupied by the Administration and the technical Services departments of the library. In the design it was proposed that the open stair system that will be used by the public between library floors would be extended to the sixth floor by a spiral stair. The main use of this stair would be by visitors to the library who would travel to the sixth floor administration by elevator and would then tour the library via the open stair system.

Yours very truly,

BROOK-CARRUTHERS-SHAW



Philip R. Brook
PRB/es

W.L. PHILLIPS
B.A.S.C., M.E.I.C., P. ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



REFER TO FILE NO. 301-0008*
ATTENTION OF W. L. Phillips
YOUR FILE NO.

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

2 October 1978

RECEIVED
OCT 26 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Anthony Butler, Architect,
11 Dundurn Street North,
Hamilton, Ontario.
L8R 3C8

Re: Central Library and
Farmers' Market

Dear Sir:

I acknowledge receipt of your letter, dated 28 September 1978, in which you outline the effect of the items that could be deleted from this project. I have reviewed your letter and request the following information:-

1. Glazing to Elevator 1 and 2

There are elevators located near the main entrance to the library. Would you please confirm that these are the elevators to which you refer.

2. Skydomes

- 1) You refer to the skydomes as an inexpensive feature that you have incorporated into the design of the building to avoid expensive finishing. As I recall, the cost of the skydomes and skylights were a substantial amount in the bid packages No. 13 and 15. Would you please clarify your statement referring to skydomes as an inexpensive feature.
- 2) Would you please expand on your statement that as part of the energy conserving design, artificial lighting was kept to a minimum. Does this mean that if skydomes and skylights are deleted the artificial lighting will have to be increased. Please outline what items will have to be added if skydomes and skylights are deleted. In addition, please outline the effect of this deletion on energy requirements.

Continued.....

3. Sunscreens

- 1) Would you please indicate the effect of this deletion on energy requirements.
- 2) If the sunscreens are deleted, do we have to add drapes or blinds.

4. Market Skylight

- 1) Do we have to add lighting or any other items to replace the function of the skylight.

5. Escalators

- 1) The two public elevators you refer to are in the Library, within the controlled area. Please confirm that this is correct. They may not provide alternate access.
- 2) It is my recollection that the escalator in the Library was not part of your original concept plans. It is my recollection that discussions were held with the Library Board and the City and it was concluded that it would be desirable to have an escalator between the Plaza level and the Second Floor. Please confirm.

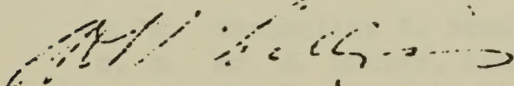
6. Stairway

- 1) Please confirm that this stairway is not required for exit purposes.

In general, I would request that you outline, in detail, any additions, or changes, that will be required if each deletion is made

Your immediate attention to these matters is requested.

Yours very truly,



City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

WLP:jb

W.L. PHILLIPS
B.A.S.C. M.E.I.C., P. ENG.
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



REFER TO FILE NO. 301-0008*

ATTENTION OF W. L. Phillips

YOUR FILE NO.

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

2 October 1978

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. Chairman and Members,
Board of Control.

Re: Central Library and
Farmers' Market

Members of the Board:

For your information, I forward herewith a letter, dated 28 September 1978, from Mr. A. Butler which contains his report on the possibility of deleting the activity area and meeting rooms and the possible deletion of our floor.

I would appreciate the opportunity of discussing with your Board the procedure to be followed in evaluating any deletions that are to be made on this project.

Respectfully submitted,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

WLP:jb
Encl.

- c. c. Controller I. Stout (Encl.)
- c. c. Mr. A. Butler, Architect
- c. c. Mr. V. Alboini, Pigott Structures Co. Ltd. (Encl.)

*Tests
noted by
Boyle
Oct 2/78.
File in
J.M.
L.H.*

28 September 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT,
THE CORPORATION OF
THE CITY OF HAMILTON

Dear Mr. Phillips:

As requested by Board of Control, we have reviewed the possibility of deleting the activity area and meeting rooms, and the possible deletion of one floor, from the Hamilton Central Library and Farmers' Market.

Deletion of Sixth (Top) Floor

The gross area of the sixth floor is approximately 21,000 sq. ft., not including the area of the mechanical tower. It is assumed that the deletion of this floor would be a temporary measure, with the intention that the top floor should be added some time in the future. If the decision were made to delete the top floor permanently, the elevator shafts and exit stairs should be reduced one storey in height; it is not possible to reduce the height of the mechanical tower, even if one floor were to be deleted permanently, because of the arrangement and size of fan equipment. It should also be noted that the foundations and lower structure of the building have already been constructed; the balance of the structural columns cannot realistically be reduced.

Whether the deletion of the top floor is temporary or permanent, re-design of the mechanical system is required:

The main air duct supplying air to the induction units around the perimeter of all floors is presently located at the ceiling of the sixth floor, and would have to be re-located to the ceiling of the fifth floor.

The air conditioning for the interior zones of the fourth, fifth and sixth floors is supplied by a single large fan, located at the sixth floor level of the mechanical tower. This fan, and its associated duct work, would require extensive re-working if the sixth floor were deleted.

Roof drainage would have to be provided for the roof over the fifth floor, with the capability of extending upwards for future construction of the top floor.

...2

28 September 1978

All roof mounted exhaust fans would be located on the fifth floor roof, with provisions for re-locating them upwards in the future.

Provision of temporary access stairs or ladders to the elevator and mechanical penthouses would be required from fifth floor roof level.

The facilities proposed to occupy the sixth floor are the Administration and Technical Services areas. If the sixth floor is not built, these facilities could not be accommodated in the building. It is assumed that they would continue to occupy rented accommodation elsewhere in the City, which would continue the current inconvenience and inefficiency for library management.

It should be noted that the cost of adding the top floor to the building at a later date would be appreciably more expensive than constructing it now.

Deletion of Activity Area and Meeting Rooms

The activity area occupies approximately 5,000 sq. ft. at Concourse Level, adjacent to the main lobby of the Library, with which it is closely integrated. There is also a meeting room of 1,140 sq. ft. at Plaza Level, located so that it can be shared with the Mohawk McMaster Centre, which is adjacent. Both the areas are freely accessible directly from outside the building or from the Concourse of Lloyd D. Jackson Square, without entering the controlled zone of the library collections.

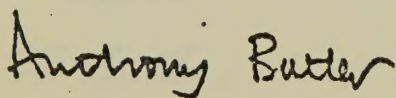
It is not possible to physically delete these areas from the building, since there are floors above. The concrete floor structure of the activity area has already been constructed, with changes in floor level and provision of electrical and other services for its intended use.

The activity area and meeting room cannot be used for parts of the library collection, because they are outside the controlled zone which protects the collection from losses by theft.

The total floor area of the activity area and meeting room is insufficient for a re-location of either administration or technical services from the sixth floor of the building; in addition, if this re-location were to be considered, extensive revisions to the air conditioning and other services to the areas would be required.

Please call us if you require further information on these points.

Yours very truly,



Anthony Butler
AB/gl

cc Mr. P. Brook

K. A. ROUFF
CITY SOLICITOR



YOUR FILE NO.

507 - 1978

REPLY ATTENTION

OUR FILE NO. 30-2.19(a)

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY SOLICITOR

October 3, 1978

OCT 3 1978

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

OCT 25 1978
LEGAL DEPARTMENT,
THE CORPORATION OF
THE CITY OF HAMILTON

Mr. J. R. Jones,
Secretary,
Board of Control.

Dear Sir:

Re: Library - Farmers' Market Project

In accordance with your request, I am pleased to submit hereunder what I consider to be the appropriate letter that should be forwarded to the Architect and to the Construction Manager:

"Dear Sir:

Re: Library - Farmers' Market Project

The Board of Control has instructed me to inform you that the City is hereby reserving all its rights to claim for reimbursement and damages from all parties having responsibility for the costs incurred in the construction of this project over and above the amount for which it was budgeted and approved by City Council.

Please further be advised that the above reservations with respect to the City's rights are to remain in effect notwithstanding such steps as the City may take to mitigate damages brought about by the cost overrun in the construction of this project. Please be guided accordingly."

I trust you find the above to be of assistance.

Yours truly,

K. A. Rouff
City Solicitor.

KAR: JD

To Butler
X
Pisott Structures
(V. Catchick)

Letter sent out Oct 10/78. *Glover*

Encls B.
11 Dms

- Butchick

Catchick.
Pisott S. Ltd
36 d st S.

cc Bill
KAR.

Pre-vote library answer wanted

THE FINANCIAL problems of the city's library-market should be resolved before voters go to the polls Nov. 13, a controller said yesterday.

Controller Ian Stout said he will give clear suggestions to board of control tomorrow for cost savings in building the \$11.4 million complex that is already \$1 million over budget.

"I think the people of this community would like to see that done before election day. The community has a right to turf us out of office if it disagrees with the board's recommendations," he said.

Mr. Stout declined comment until tomorrow on a report from architect Anthony Butler that the library's administrative offices would have to be located in another building if the city decides to eliminate one floor from the proposed six-storey complex.

Meanwhile, the city's legal department is examining its contracts with the architects — Mr. Butler of Hamilton and Brook, Carruthers, Shaw of Toronto — before deciding on possible

legal action against the architects because of cost overruns, according to Controller Pat Valeriano.

At the suggestion of Alderman Reg Wheeler, solicitors are looking at the professional liability agreement drawn up in October, 1975. It allows for a maximum \$250,000 claim against the architects for increased costs to the city arising from the architects' design error or omission.

Private

Mr. Valeriano said yesterday the board decided in a private meeting two weeks ago to stop payment of Mr. Butler's salary.

Mr. Butler's weekly fee had been about \$5,000. His fee for the whole project was set by contract at about \$803,000.

City solicitor Ken Rouff had warned board of control that continued payment to the architect and changes to the design of the building could be construed as an abandonment of the city's rights should it be proved later that the

cost overrun was the fault of the architect/project manager.

The board agreed yesterday to make it clear with Mr. Butler that current negotiations with him to change some building designs are not to prejudice any potential court action.

Mr. Stout said drastic changes will have to be made to reduce construction costs. "I've said right from the beginning that the library was too fancy and too expensive."

He said the architect and another consultant developed the design of the building according to the space and use requirements expressed by the public library board.

Mayor Jack MacDonald, a member of that board, said yesterday that neither board of control nor the library board could be expected to know that the design specifications would lead to tenders coming in over budgeted figures.

Mr. MacDonald criticized the architect who "in the course of the design process apparently did not relate to the budget figures."

OCT 6 1978

October 4, 1978

City of Hamilton
71 Main Street West
4th Floor
Department of Engineering
Hamilton, Ontario L8N 3T4
Attention: Mr. W. Phillips

RECEIVED

OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Gentlemen:

Re: Farmers Market & Library

It is our understanding from the News Media, the escalators are to be deleted. This as we can assume will leave only the elevators.

Accordingly, as Otis' tender document did not supply a break out for one escalator, a tender requirement, and our elevator price only was the lowest tendered, will we be considered the lowest tender? The Dover tender was disqualified due to their tender on liquidated damages.

Please note accepting our elevator price will reduce the project's cost over-ride by \$32,677.00.

If we can be of any other assistance please call or write at your convenience and we look forward to your reply.

Yours truly
MONTGOMERY ELEVATOR CO. LIMITED

H. Richards
H. RICHARDS
BRANCH MANAGER

HR/cm

c.c. J. R. Jones

October 4, 1978

Mr. W. H. McFarland,
City Treasurer.

Dear Sir:

Re: Library/Farmers' Market Project

The Board of Control will make a decision at the meeting next Wednesday, October 11th as to whether or not the progress payments for services being provided by the Architect, Mr. Anthony Butler, and Pigott Structures Ltd, the construction manager, will be made with respect to the fees of the above named.

In the meantime, it will, however, be in order to process progress payments for work on site being carried out by Pigott Structures Limited which was a separate arrangement made with this firm independent of their services as construction managers.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

c.c. Mr. K. A. Rouff, City Solicitor
Mr. W. L. Phillips, City Engineer

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

4 October 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

Dear Mr. Phillips:

I refer to your letter of 2 October 1978, requesting information in response to the letter from Mr. Brook which outlined the effect of items which could be deleted from the Hamilton Central Library and Farmers' Market project. Our answers follow:

1. Glazing to Elevators 1 and 2: These are the elevators located near the main entrance to the Library, as indicated on the drawings.
2. Skydomes:
 - (1) Mr. Brook's letter referred to the skydomes as one of a few relatively inexpensive features. The comparison is made between the use of features such as this, compared to the cost which would have been incurred if a different approach to the design of the building had been used, utilizing expensive materials and finishes on the exterior and interior.
 - (2a) The lighting design for the building utilizes "task lighting", in which light fixtures are located only where lighting is required, rather than uniform lighting being provided over the total area of each floor; a large reduction in energy consumption is thus achieved.
 - (2b) An increase in artificial lighting would not be required if skydomes were to be deleted. A few extra fixtures might be required if skylights were deleted.
 - (2c) If skydomes and skylights were deleted, the related areas would require concrete structure and roofing. Some extra light fixtures might be required in skylight areas, as noted above.
 - (2d) Some reduction in air quantity requirements might be achieved in the atrium area, if skydomes were deleted. The heating load of the Market would be reduced slightly if the skylights in that area were deleted. In other areas, the effect of deletion of skydomes would be minimal.
3. The Sunscreens:
 - (1) The deletion of sunscreens would increase the air conditioning

load in summer and increase the heating load in winter.

- (2) The use of interior drapes or blinds would be desirable to maintain comfortable use of the areas proposed to be shaded by the sunscreens, if the sunscreens were deleted.
4. Market Skylight: A few extra lighting fixtures, structural slab and roofing would be required if the large Market skylight were deleted. It should be noted that provision for the air intake plenum in this area would still be required.
5. Escalators:
 - (1) Both the Library elevator and the Library escalator are located within the controlled area, therefore the elevators do provide alternative access to the escalator.
 - (2) You are correct in your recollection that the escalator in the Library was not part of our original design concept, but was added after discussion with the Library Board and the City.
6. Stairway: The spiral stair is not required for exit purposes.

We summarize below the additions or changes that will be required if each of the above deletions is made:

1. Window openings into elevator shaft will be replaced by concrete walls. Windows will be deleted from elevator cabs.
2. Skydome and skylight areas will be replaced by roof slab and roofing.
3. Provision will be required for installation of drapery track.
4. Some extra light fixtures may be required. Area of skylight will be replaced by roof slab and roofing.
5. If a decision is made to delete the Library escalator permanently, the opening at Plaza Level (second floor) should be replaced by floor slab construction. The provisions for the bottom of this escalator at Concourse Level, and for the Market escalator at Market mezzanine level have already been constructed.
6. Modify handrail at fifth floor level and metal screen at sixth floor level.

Yours very truly,

Anthony Butler

Anthony Butler
AB/gl

cc Mr. P. Brook

Architect quit over rising costs

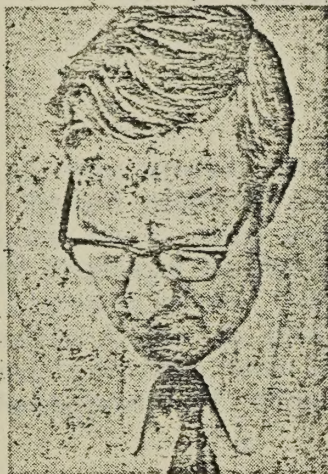
by FLORENCE DIGGINS
Spectator Staff

N ARCHITECT who helped design Hamilton's library-market complex quit the project in May last year because the costs were starting to soar. And the \$1 million overrun for the problem-plagued building has given William Wall little cause to regret his action.

"I think I did the right thing by leaving," said the city architect of 28 years.

"I think I could have solved the escalating costs, but I didn't have enough responsibility on the project to do it," Mr. Wall said.

Mr. Wall was asked in August, 1975, to design the farmers market portion of the \$11.4 million project



WILLIAM WALL
'Right to leave'

along with project architects Anthony Butler of Hamilton and Brook, Caruthers, Shaw of Toronto.

He cited delays in the design process and construction as another factor of rising costs and his disillusionment with the project.

"Two years for designing a building is ludicrous. Two months should be enough. Chalk it up to bureaucracy," he said.

Mr. Wall sharply criticized the construction management approach to the project in which, instead of having a general contractor bid on the entire project, sections of the project are tendered individually to different contractors.

"I don't see how the approach has any potential for achieving savings. The hazard is that construction begins before the design is totally completed. Having started construction, you're committed to a preliminary concept and it's costly to go back and make changes," he said.

Successful

Reminded that the same management approach and the same library-market architect and construction managers successfully built the regional police building on time and under budget, Mr. Wall said:

"I suspect that was due to a bit of good fortune rather than good management. Probably the original budget (for the police building) was more than adequate and it's easier to stay on budget when it's not tight."

He said he has not seen the library-market design since May, 1977, but "I wouldn't be surprised if there is still considerable duplication of meeting rooms that can be found in nearby buildings."

Mr. Wall said that some engineering aspects of the design involved duplication of services, resulting in a costly and "belt-and-suspenders" (overly cautious) approach to design.

He was skeptical about the success of efforts by board of control to save money by overhauling the design when about 75 per cent of the work already has been awarded.

"I don't want to second-guess anyone on how to save money or if it can be achieved at all at this point," he said.

"But I think the direction now is probably the best one — that is to carry on and finish the building while trying to keep the cost over-

SPECTATOR

October 5, 1978

October 6, 1978

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OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Memo to: R. M. Collier
From: J. R. Jones

Bob,

Will you speak to Bill Phillips about the possibility of the Board authorizing the release of the whole of the bid bonds that were put in for those bid packages for the Library Farmers Market Project that we haven't awarded as yet. Certainly we should be giving out those that where the people have no chance of getting the project may be only holding the two lowest. If he agrees, ask the Board next Wednesday if they will agree to the release of them, o.k.

J. R. Jones

HAMILTON FOUNDATION
elects new president

Pigott tenders low bid on centre

PIGOTT CONSTRUCTION Ltd. of Hamilton has submitted the lowest bid at \$27,105,000 to build the city's downtown convention centre and provincial office tower.

The bid is about \$1 million below the estimated construction cost.

"It feels good to do something right," said Mayor Jack MacDonald at his weekly press conference yesterday.

The next-highest bid was a joint venture by Janin Building and Civil Works Ltd. and Foundation Co. of Canada Ltd. at \$27,925,000. Both companies are from Toronto.

V. K. Mason Construction Ltd. of Toronto put in a bid for \$28,027,000. The highest

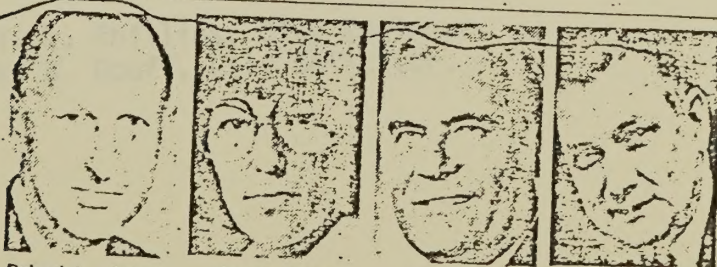
bid, again a joint venture, was put in by the Toronto firms of Eastern Construction Co. Ltd. and Cooper Construction Co. Ltd. at \$28,295,000.

The mayor said he hopes to get a working schedule from Pigott soon and may have an opening date for the centre within 10 days.

"Once we know the opening date, we've got to move aggressively to the market place to sell the convention centre."

"It's a tough business, one in which people book a convention years in advance."

Mr. MacDonald said once construction begins, "someone will put money on the table for a hotel."



Robert A. Mitchell

Marnie Paikin

Michael Lypka

Ronald Clayton

Hamilton Foundation elects new president

A NEW president and three new directors have been elected to the Hamilton Foundation.

Robert A. Mitchell, head of the Kenneth G. Brown Associates estate planning firm and a director of the Hamilton and District Chamber of Commerce, will serve as president.

The new directors are Marnie Paikin, chairman of the governing council of University of Toronto and former chairman of Hamilton Place, lawyer Michael Lypka, chairman of the CBC pension fund and board of trustees, and Ronald Clayton, assistant vice-president of the Hamilton-Niagara region of the Canada Trust Company and manager of the company's main Hamilton branch.

The aim of the foundation is to improve the quality of life for people in this community by distributing funds to organizations dealing with culture, education, health, social services and other charities.

The Hamilton Foundation was able to give more than \$76,000 this year from the income it earned on funds received from area citizens.

October 10, 1978

Pigott Structures Company Limited,
36 James Street South,
Hamilton, Ontario.

ATTENTION: Mr. V. Catchick

Dear Mr. Catchick:

Re: Library - Farmers' Market Project

The Board of Control has instructed me to inform you that the City is hereby reserving all its rights to claim for reimbursement and damages from all parties having responsibility for the costs incurred in the construction of this project over and above the amount for which it was budgeted and approved by City Council.

Please further be advised that the above reservations with respect to the City's rights are to remain in effect notwithstanding such steps as the City may take to mitigate damages brought about by the cost overrun in the construction of this project. Please be guided accordingly.

Yours very truly,

R. M. Collier,
Assistant Secretary,
Board of Control.

RMC:bc

c.c. Mr. W. L. Phillips, City Engineer
Mr. K. A. Rouff, City Solicitor.

RECEIVED
OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

October 10, 1978

Mr. Anthony Butler,
Architect,
11 Dundurn Street North,
Hamilton, Ontario.

Dear Mr. Butler:

Re: Library - Farmers' Market Project

The Board of Control has instructed me to inform you that the City is hereby reserving all its rights to claim for reimbursement and damages from all parties having responsibility for the costs incurred in the construction of this project over and above the amount for which it was budgeted and approved by City Council.

Please further be advised that the above reservations with respect to the City's rights are to remain in effect notwithstanding such steps as the City may take to mitigate damages brought about by the cost overrun in the construction of this project. Please be guided accordingly.

Yours very truly,

R. H. Collier,
Assistant Secretary,
Board of Control.

RMC:bc

c.c. Mr. W. L. Phillips, City Engineer
Mr. K. A. Rouff, City Solicitor.

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Library within budget: Stout

*W. G. Smith
Oct 10/78*

HAMILTON'S library-market will be built within the last approved budget of \$11.24 million, according to controller Ian Stout.

Mr. Stout told board of control today that eliminating one floor from the proposed six-storey building would put a cramp on library services.

Instead, Mr. Stout and Controller Jim Bethune asked the project's architects and library board members at a meeting Friday to consider eliminating items such as an extra elevator; a grand piano; 3,000 square feet of space for a music area which could be built for less at a Mountain branch and reducing the number of kitchens in the building from three to one.

Mr. Bethune said the atmosphere at the meeting was one of congeniality.

Mr. Stout said the controllers asked the architects, Anthony Butler and Philip Brook, to report on the consequences of making about 25 cost-saving changes to the building and its furnishings. That report is expected Friday.

Mr. Stout said last Friday's meeting was productive, "despite the verbal tirade from a library board member earlier that day."

Last week Mr. Bethune charged that the library board ignored the advice of a cost-conscious board of control and gone ahead to design a "Taj Mahal."

In response, library board chairman Fritz Wigel called Mr. Bethune's suggestion that one floor be eliminated from the building "a very dangerous exercise."

^{Oct. 11/78} Library will be within budget says Stout

HAMILTON'S LIBRARY MARKET will be built within or under the last approved budget of \$11.24 million, according to controller Ian Stout.

Mr. Stout told board of control yesterday that eliminating one floor from the proposed six storey building may put a cramp on library services.

Instead Mr. Stout and Controller Jim Bethune asked the project's architects and library board members at a meeting Friday to consider eliminating items like an extra elevator; a grand piano; 3,000 square feet of space for a music area which could be built cheaper at a Mountain

branch; and reducing the number of kitchens in the building from three to one.

Mr. Bethune said the atmosphere at the meeting was one of congeniality despite criticism last week from library board chairman Fritz Wigle.

Mr. Wigle, who had called wholesale changes to the building a "dangerous exercise", was not invited to Friday's meeting.

Mr. Stout said the controllers asked the architects, Anthony Butler and Philip Brook, to report on the consequences of making about 25 cost-saving changes to the building and its furnishings. That report is expected Friday.

Next week the city expects to receive suggestions from the library board on further cost-savings for the building, Mayor Jack MacDonald told city council last night.

Packages

Mr. MacDonald said remaining bid packages, representing about \$2 million work, should be received around Nov. 15 and a final report on total costs for the building should reach council around Nov. 28.

Alderman Reg Wheeler cautioned the mayor he wants council members to get "a fair shot at the changes being suggested for the building" before all the decisions are made.

Mr. Wheeler said: "I'm worried that we are asking the architects to make changes because the cost is too high. That may change the original concept of the building."

City of Hamilton
Treasury

Analysis of Payments to Anthony Butler,
Brooks-Carruthers-Shaw, Architects
in regard to Construction of
Hamilton Public Library and Farmers' Market
as at October 13, 1978

	<u>Authorized Cost</u>	<u>Payment Date</u>	<u>Cheque Number</u>	<u>Cheque Amount</u>
I. To provide design services, plans and specifications and estimated cost for Hamilton Public Library and Farmers' Market - Passed by Council July 29, 1975	802,348.00	Aug. 12/76	136945	85,129.17
		Nov. 5/76	134840	54,044.25
		May 30/77	172353	31,124.31
		Sept. 22/77	173418	42,631.87
		Sept. 22/77	173412	42,587.18
		Sept. 29/77	173474	42,555.00
		Oct. 7/77	171065	2,379.32
		Dec. 22/77	171859	42,620.41
		Dec. 22/77	171859	42,554.00
		Feb. 16/78	170733	48,280.80
		Mar. 10/78	169037	35,964.64
		Apr. 6/78	169307	35,939.16
		May 30/78	169859	35,939.14
		June 30/78	168192	9,013.79
		July 23/78	168362	8,984.78
				<u>559,747.82</u>
II. To provide detailed design and working drawings - construction management for Hamilton Public Library and Farmers' Market - Passed by Council May 31, 1977	104,000.00	Jan. 18/78	170314	30,039.00
		Jan. 18/78	170314	6,008.00
		June 20/78	168192	5,529.44
		July 10/78	168343	3,198.18
				<u>44,774.62</u>
Subtotal	<u>906,348.00</u>			<u>604,522.44</u>
III. To carry out computer aided building energy system analysis on Hamilton Public Library and Farmers' Market - Passed by Board of Control May 31, 1977	<u>9,900.00</u>	June 16/78	160049	<u>9,900.00</u>
	<u>916,248.00</u>			<u>614,422.44</u>

October 13, 1978

GK/ae

Statement of Financial Position
 as at December 31, 1977
 (Amounts in thousands of dollars)

Assets	Liabilities	Equity
Cash	Accounts payable	Capital
Accounts receivable	Notes payable	Reserves
Inventory	Long-term debt	
Prepaid expenses		
Property, plant and equipment		
Intangible assets		
Other assets		
Total Assets	Total Liabilities	Total Equity

The accompanying notes are an integral part of these financial statements.
 Approved by the Board of Directors on March 15, 1978

Income Statement	Balance Sheet
Statement of Cash Flows	Statement of Changes in Equity
Notes to Financial Statements	

The financial statements were audited by the independent accountants, who have issued their report.

Income Statement	Balance Sheet
Statement of Cash Flows	Statement of Changes in Equity
Notes to Financial Statements	

The financial statements were audited by the independent accountants, who have issued their report.

City of Hamilton
Treasury

Analysis of Payments to Pigott Structures
Construction Management Contract

as at October 13, 1978

	<u>Authorized Cost</u>	<u>Payment Date</u>	<u>Cheque Number</u>	<u>Cheque Amount</u>
Construction Management services	379,992.00	Jan. 11/78	170195	13,919.60
		Feb. 17/78	170761	28,064.12
		May 15/78	169695	15,812.41
- Passed by Council August 30, 1977		May 15/78	169695	13,915.47
- Passed by Council January 10, 1978		June 26/78	168125	3,426.70
		July 27/78	168417	12,862.20
		Sept. 19/78	168873	14,048.80
		Sept. 19/78	168873	14,048.80
	<u>379,992.00</u>			<u>116,098.10</u>

October 13, 1978

GK:sm

PIGOTT STRUCTURES COMPANY LIMITED
ENGINEERS AND CONTRACTORS
P.O. BOX 309
HAMILTON, CANADA L8N 3G7

October 16, 1978

The Corporation of the City of Hamilton
City Hall
71 Main Street West
HAMILTON, Ontario
L8N 3T4

Attention: Mr. W.L. Phillips, P. Eng.
City Engineer

RECEIVED
OCT 25 1978
LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Re: 515 - HAMILTON CENTRAL LIBRARY & FARMER'S MARKET
Payment of Pigott Progress Billings Now Overdue

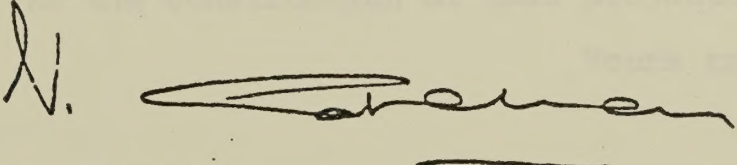
Dear Mr. Phillips:

It has come to my attention that our July and August
Progress Billings have not as yet been paid by the City
-- these are now overdue.

Please look into this matter and advise us in writing, by
the end of this week, when you will have the cheques ready
for us to pick up.

Yours very truly

PIGOTT STRUCTURES COMPANY LIMITED


V.C. Catchick
General Manager

WELLS FARGO BANK, N.Y.
NEW YORK, N.Y.
JANUARY 10, 1917

January 10, 1917

The Corporation of the City of London
City Hall
71 Broad Street
London, E.C. 4

Attention: Mr. J. L. Sullivan, Esq.
City Engineer

Dear Sir: - Reference is made to your letter of the 2nd inst. regarding the proposed extension of the City of London Waterworks Act, 1914, and in reply to inform you that the same has been forwarded to the Board of Waterworks for their consideration.

Yours very truly,

As the Board of Waterworks has not yet decided upon the proposed extension of the City of London Waterworks Act, 1914, it is not possible to give you a definite answer at this time.

I am, however, sure that you will be satisfied with the result of the Board's deliberations, and I am sure that you will be able to give me a definite answer when you next write.

Yours very truly,

WELLS FARGO BANK, N.Y.



W. L. Sullivan
City Engineer

October 16, 1978.

Mr. Anthony Butler,
Architect,
11 Dundurn Street North,
Hamilton, Ontario.

Attention: Mr. A. Butler

Dear Mr. Butler:-

Re: Library - Farmers' Market Project

This morning you appeared before the Board of Control requesting that funds be released towards your fees.

The Board of Control decided it will release such funds to you as well as to the Project Manager on the distinct understanding that such payments of fees are being made without prejudice to whatever rights the City has against the Architect and/or the Project Manager for the cost incurred over and above the estimated amount approved by City Council, as well as damages, in the construction of this project.

Yours truly,

F. M. Collier,
Assistant Secretary,
Board of Control.

RMC/gk

c.c. Mr. W. H. McFarland, City Treasurer
Mr. W. L. Phillips, City Engineer
Mr. K. A. Rouff, City Solicitor

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

March 10, 1944

RECEIVED
CITY OF NEW YORK
MAY 10 1944
OFFICE OF THE
COMMISSIONER OF
THE CITY OF NEW YORK

Mr. Nathan S. Cohen,
President,
11 West 42nd Street,
New York, New York.

Dear Mr. Cohen:

Very truly yours,

Mr. Nathan S. Cohen, President

This morning you appeared before the Board of
Control regarding the issue of releasing certain
funds.

The Board of Control decided it will release funds
to you as well as to the various groups on the list
understanding that each payment of funds will be
subject to the approval of the City and County
authorities. The Board of Control has decided that
the funds should be released to the City and County
authorities as well as to the various groups on the
list in the connection of this project.

Very truly,

J. M. Collins,
Assistant Secretary,
Board of Control.

cc: Mr. Nathan S. Cohen

cc: Mr. W. H. Hoffman, City Treasurer
Mr. W. H. Hoffman, City Engineer
Mr. A. A. Smith, City Solicitor

October 16, 1978.

Pigott Structures Company Limited,
36 James Street South,
Hamilton, Ontario.

Attention: Mr. V. Catchick

Dear Mr. Catchick:

Re: Library - Farmers' Market Project

This morning Mr. A. Butler appeared before the Board of Control requesting that funds be released towards his fees.

The Board of Control decided it will release such funds to him as well as to the Project Manager on the distinct understanding that such payments of fees are being made without prejudice to whatever rights the City has against the Architect and/or the Project Manager for the cost incurred over and above the estimated amount approved by City Council, as well as damages, in the construction of this project.

Yours truly,

R. M. Collier,
Assistant Secretary,
Board of Control.

RMC/gk

c.c. Mr. W. H. McFarland, City Treasurer
Mr. W. L. Phillips, City Engineer
Mr. K. A. Rouff, City Solicitor

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Received 2/22/79 for \$25,000.00. OCT 16/78
W. L. Phillips

Architect fees to be paid as board looks into costs

FEE PAYMENTS to the architects of the library-market are in force again after being withheld for about a month because of an overrun of \$1 million in construction costs.

But board of control made it clear yesterday that it is not abandoning its right to take the architects to court if it's later shown they are to blame for the overrun.

Anthony Butler appeared before the board yesterday to ask that the city pay \$26,900 owing to him and associate architects Brook, Caruthers, Shaw of Toronto for the last three months' design work on the project.

Another \$9,500 is owing to Pigott Structures Ltd., construction managers on the project.

"We have 15 people work-

ing full-time on preparing tender documents and we don't have the funds to pay them," Mr. Butler told the board.

Mayor Jack MacDonald said payments were stopped in order to give the board time to get the cost overrun under control.

But the board has failed to question whether it was violating its contract with the architects by withholding fees, he said.

City Solicitor Ken Rouff, however, said withholding money is not necessarily in violation of the agreement. And he cautioned the board to remind the architects that payments would be continued without prejudicing the city's right to take future court action.

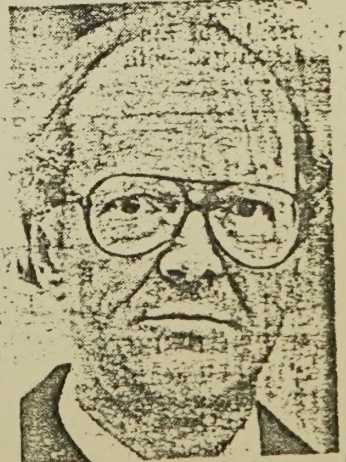
Controller Ian Stout said

the library-market team should be getting paid.

"There's no question that the project will be finished and changes will be made to keep costs down. As long as we are asking the architects to do drawings and make changes I think we should be paying them," Mr. Stout said.

About 75 per cent of the work on the building has been awarded on tenders. Tendering for the remaining bid packages, about \$2 million worth of work, will be completed around Nov. 15. So far, the foundation and first floor walls are completed at the site.

Meanwhile, the architects are preparing a report on cost-saving changes that have been suggested by board of control and the public library board.



ANTHONY BUTLER
Needs funds

A final report, including the total price tag of the building, is expected at city council by the end of November.

October 1st, 1978

RECEIVED

OCT 25 1978

Mr. W. L. Phillips,
City Engineer.

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF WINDSOR

This is to confirm my request to you that when Mr. A. Butler submits his report respecting the Library/Farmers' Market Project, that he includes the following.

The Board of Control has approved the request of Controller Valeriano that Mr. Butler submit a comparison of the specifications used for estimating purposes, as opposed to those specifications which were used for the calling of tenders.

Would you please ensure that Mr. Butler provides this information.

R. M. Collier,
Assistant Secretary,
Board of Control.

RMC/gk

c.c. Controller P. O. Valeriano

MAYOR
JOHN A. MACDONALD

CONTROLLERS
ROBERT M. MORROW, B.A., A.R.C.T.
JAMES A. BETHUNE, B.A.
IAN STOUT
PAT VALERIANO



J. R. JONES
SECRETARY
R. M. COLLIER
ASST. SECRETARY

CITY HALL
LBN 3T4

BOARD OF CONTROL
HAMILTON, ONTARIO

October 24, 1978.

Mr. K. A. Rouff,
City Solicitor.

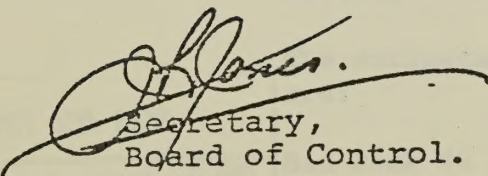
Re: Library/Market Project

As requested, please find attached two copies each
of letters in my files which deal with the Library/
Market Project.

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON


Secretary,
Board of Control.

JRJ/gk

Attch.

Refer to file no. 30-2.19(6), sub 19
for attached material received on October 27, 1978

W.L. PHILLIPS
B.A. SC., M.E.I.C., P. ENG..
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



7838-0001
7830-0001
REFER TO FILE NO. 7832-0001
ATTENTION OF 7840-0001
7844-0001
YOUR FILE NO. F.W. Eckenrath

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

OCT 24 1978

24 October 1978

Mr. Chairman and Members,
Board of Control.

Re: Contract Nos. E-78-37(LM), E-78-38(LM), E-78-30(LM),
E-78-32(LM), E-78-40(LM), E-78-44(LM).

Members of the Board:

This is to inform your Board that Tenders for Bid Package Nos. 8, 14, 22, 24, 28, and 34 were issued on Monday, October 23, 1978. Tenders will be received at the Board meeting on Wednesday, November 15, 1978 at 11:00 a.m.

The estimated cost of the work contained in these packages are:

Bid Pack #8	=	\$ 30,000.00
Bid Pack #14	=	\$224,000.00
Bid Pack #22	=	\$226,000.00
Bid Pack #24	=	\$ 15,000.00
Bid Pack #28	=	\$ 76,000.00
Bid Pack #34	=	\$193,000.00
Total		<u>\$764,000.00</u>

Respectfully submitted,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square

FE:sr

- c.c. Controller I. Stout
- c.c. Mr. T. Bradley, Director of Purchases
- c.c. Mr. K.A. Rouff, City Solicitor
- c.c. Mr. W.H. McFarland, City Treasurer
- c.c. Mr. C. Earle, Construction Engineer
- c.c. Mr. A. Butler, Architect
- c.c. Mr. V. Alboini, Pigott Structures Co. Ltd.

OCT 25 1978

COPIES TO	DEPARTMENTS	THIS COPY FOR
	ARCHITECT	
	BUILDING	
	CLERK	
	COMMUNITY DEV.	
	ENGINEER	
	FIRE	
	PARKS	
	PERSONNEL	
	PLANNING	
	PURCHASING	
	REAL ESTATE	
	RECREATION	
	SOLICITOR	
	STREETS & SAN.	
	TRAFFIC	
	TREASURER	

AUTHORIZED BY BOARD OF CONTROL

SECRETARY

W.L. PHILLIPS
B.A.S.C., M.E.I.C., P.ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



REFER TO FILE NO. 301-0008*

ATTENTION OF W. L. Phillips

YOUR FILE NO.

OCT 24 1978

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

24 October 1978

5(d)

Mr. Chairman and Members,
Board of Control.

Re: Central Library and
Farmers' Market

Members of the Board:

Further to my letter dated 2 October 1978, I now submit herewith a copy of a letter dated 4 October 1978, from Mr. A. Butler, Architect.

Mr. Butler's letter is in reply to my letter dated 2 October 1978 in which I requested further information regarding the effect of the deletion of the items suggested by Mr. Butler in his letter dated 18 September, 1978 and his letter dated 28 September 1978.

In addition, I forward herewith a copy of a letter dated 13 October 1978 from Mr. Butler in which he provides the amount of credits that could be obtained by deleting the sunscreens, spiral stairway from the fifth to the sixth floors and adjustments to the sprinkler system.

Also attached to Mr. Butler's letter dated 13 October 1978 is a summary of changes in scope of work included in bid packages already tendered.

These reports are forwarded to your Board for your information at this time.

Respectfully submitted,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

WLP:jb
Encl.

c. c. Controller I. Stout
c. c. Mr. A. Butler, Architect

FILE NO.
ENTERED TO 266-97
DATE OF ENTRY 300
OCT 18 1978

13 October 1978

Mr. W. L. Phillips
City Engineer & Coordinator
Lloyd D. Jackson Square
City Hall
71 Main Street West
Hamilton, Ontario

Dear Mr. Phillips:

Further to our letter of 18 September 1978, in which we listed proposed deletions for consideration by the City, we have been obtaining confirmations of proposed credits for the various items. At the present time, some information has not yet been received, however we are able to confirm that the probable total savings which can be achieved will be not less than the amounts named in our previous letter. In some cases, some of the information related to confirming credits depends upon bid packages which have not yet been tendered, therefore final confirmation of these credits will be confirmed after tenders have been received.

The following credits have been fully confirmed:

Delete sunscreens	\$75,334
Delete spiral stair from fifth to sixth floors	\$10,000
Sprinkler system adjustments	\$76,857

As soon as more information has been received, we will inform you.

Yours very truly,

Anthony Butler

Anthony Butler

AB/dbh

c.c. P. Brook
V. Alboini

SUMMARY OF CHANGES IN SCOPE OF WORK TO BID PACKAGES ALREADY TENDERED

Bid Package No. 1 - Bulk excavation and Shoring:

Extent of excavation reduced by provision for temporary truck ramp.

Bid Package No. 2 - Wall and Column Footings:

Location of existing sewer required deeper excavation at east side of building. Size of foundations increased to support future bridge at south east corner. Foundation for construction crane added. Foundation for reservoir and footings at temporary truck ramp deleted.

Bid Package No. 3 - Substructure:

Foundation walls on east side of building extended because of existing sewer location. Framing provided for library escalator. Reservoir walls deleted.

Bid Package No. 4 - Electrical Empty Conduit:

No change.

Bid Package No. 5 - Mechanical:

Design of central plant changed to a heat pump system instead of a water storage reservoir. Single large chiller/heat pump changed to one chiller and one heat pump, providing partial standby capability. Environment control unit and halon fire extinguishing system added to special collections area. Sprinklers added to windows facing east and south because of fire exposure protection requirements. Sprinkler design increased to ordinary hazard category, requiring more sprinkler heads and larger water quantities. Two large smoke exhaust fans added to atrium area. Induction air supply loop relocated to top floor from third floor. Market air handling unit relocated from market ceiling space to plaza mechanical room. Relocation of existing sewer deleted from contract. Number of hot water boilers reduced from two to one. Pumps related to reservoir deleted.

Bid Package No. 6 - Electrical:

Fourth power supply cable from Hydro to Central Utilities Plant added to contract. Provision of electrical energy from Central Utilities Plant included in contract, and two power feeders from CUP to Library provided. Audio and control systems added in activity area. Electrical services related to reservoir deleted. Ducts for Bell Telephone cables from Central Utilities Plant to Library deleted.

..... 2

..... 2

Bid Package No. 7 - Elevators and Escalators:

Escalator in Library added.

Bid Package No. 9 - Superstructure:

Framing of mechanical tower and roof penthouses changed to concrete. Roof over market changed from steel space frame to concrete. Fresh air intakes for market carbon monoxide exhaust system added. Area of roof slabs increased due to reduction in openings for skydomes and extension of canopy along north side of building. Framing for library escalator added. Structural steel transferred from Bid Package 11. Fire escape stairs changed from concrete to steel and transferred to Bid Package 21, Miscellaneous Metals. Sand blasting transferred to Bid Package 29, Painting.

Bid Package No. 11 - Structural Steel:

Contents of this Bid Package transferred to Bid Package 9 Superstructure.

Bid Package No. 13 - Built-Up Roofing and Sheet Metal Flashing:

Area of roof increased due to reduction in size of skydomes, and by extension of roof to form canopy along north side of building. Skydomes transferred from Bid Package 15, Aluminum Windows etc.

Bid Package No. 15 - Aluminum Windows, Entrances, Skylights, Louvres and Sunscreens, Glass and Glazing:

Framing for market north windows changed to steel for structural reasons. Framing to market east windows and mechanical tower south windows changed to steel because of fire exposure to adjacent buildings. Areas of skylights increased at fresh air intakes to the market. Entrance doors transferred from Bid Package 16, Stainless Steel Entrances. Framing to aluminum entrances changed to heavy duty units. Air intake and exhaust louvres added. Insulated panels at mechanical rooms added. Skydomes transferred to Bid Package 13, Roofing.

Bid Package No. 16 - Stainless Steel Entrances:

Contents of this bid package transferred to Bid Package 15, Aluminum Windows etc.

13 October 1978

4 October 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

Dear Mr. Phillips:

I refer to your letter of 2 October 1978, requesting information in response to the letter from Mr. Brook which outlined the effect of items which could be deleted from the Hamilton Central Library and Farmers' Market project. Our answers follow:

1. Glazing to Elevators 1 and 2: These are the elevators located near the main entrance to the Library, as indicated on the drawings.
2. Skydomes:
 - (1) Mr. Brook's letter referred to the skydomes as one of a few relatively inexpensive features. The comparison is made between the use of features such as this, compared to the cost which would have been incurred if a different approach to the design of the building had been used, utilizing expensive materials and finishes on the exterior and interior.
 - (2a) The lighting design for the building utilizes "task lighting", in which light fixtures are located only where lighting is required, rather than uniform lighting being provided over the total area of each floor; a large reduction in energy consumption is thus achieved.
 - (2b) An increase in artificial lighting would not be required if skydomes were to be deleted. A few extra fixtures might be required if skylights were deleted.
 - (2c) If skydomes and skylights were deleted, the related areas would require concrete structure and roofing. Some extra light fixtures might be required in skylight areas, as noted above.
 - (2d) Some reduction in air quantity requirements might be achieved in the atrium area, if skydomes were deleted. The heating load of the Market would be reduced slightly if the skylights in that area were deleted. In other areas, the effect of deletion of skydomes would be minimal.
3. The Screens:
 - (1) The deletion of screens would increase the air conditioning

load in summer and increase the heating load in winter.

- (2) The use of interior drapes or blinds would be desirable to maintain comfortable use of the areas proposed to be shaded by the sunscreens, if the sunscreens were deleted.
4. Market Skylight: A few extra lighting fixtures, structural slab and roofing would be required if the large Market skylight were deleted. It should be noted that provision for the air intake plenum in this area would still be required.
5. Escalators:
 - (1) Both the Library elevator and the Library escalator are located within the controlled area, therefore the elevators do provide alternative access to the escalator.
 - (2) You are correct in your recollection that the escalator in the Library was not part of our original design concept, but was added after discussion with the Library Board and the City.
6. Stairway: The spiral stair is not required for exit purposes.

We summarize below the additions or changes that will be required if each of the above deletions is made:

1. Window openings into elevator shaft will be replaced by concrete walls. Windows will be deleted from elevator cabs.
2. Skydome and skylight areas will be replaced by roof slab and roofing.
3. Provision will be required for installation of drapery track.
4. Some extra light fixtures may be required. Area of skylight will be replaced by roof slab and roofing.
5. If a decision is made to delete the Library escalator permanently, the opening at Plaza Level (second floor) should be replaced by floor slab construction. The provisions for the bottom of this escalator at Concourse Level, and for the Market escalator at Market mezzanine level have already been constructed.
6. Modify handrail at fifth floor level and metal screen at sixth floor level.

Yours very truly,

Anthony Butler

Anthony Butler
AB/gl

cc Mr. P. Brook

MAYOR
JOHN A. MACDONALD

CONTROLLERS

ROBERT M. MORROW, B.A., A.R.C.T.
JAMES A. BETHUNE, B.A.
IAN STOUT
PAT VALERIANO



J. R. JONES
SECRETARY
R. M. COLLIER
ASST. SECRETARY

CITY HALL
LBN 3T4

BOARD OF CONTROL
HAMILTON, ONTARIO

October 25th, 1978

Mr. Bill Phillips
City Engineer
City Engineering Department
City Hall

Dear Mr. Phillips:

Re: Library/Farmer's Market Project

As you are aware, at several meetings which you and the Architect and the Project Manager attended I had asked for the reasons for the cost overrun on the above project and had also asked for individual written reports from the three of you.

I have requested this several times but to date I have not received the reports. I am writing you now for your immediate answer that explains why this matter has gone out of control and beyond the original estimate.

Hoping to hear from you soon.

Yours truly,

A handwritten signature in cursive script that reads "Pat Valeriano".

Pat O. Valeriano/LS
Controller
City of Hamilton

POV:ls

cc's to: Mr. A. Butler, Architect, 11 Dundurn Street North
Pigott Construction Ltd., 36 James Street South
Mr. J. R. Jones, Secretary, Board of Control ✓

Butler in

Page 1.
RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

Mayor Hurst

Answers next morning

Independent appraisals of
estimates

which you should
undertake at your
expense subject to
W. Phillips approval

In view of unknown situation

to get clarity

to somehow get back
to estimates.

Your statement was cut back
estimates

One was cut back

work within amount of
money.

Technique using was geared

To summarize response

Boyle disturbed & distressed

? of Unlimited money available

Some response on Monday
review of estimates.

We & Cousin Inge have re-
suggested a private meeting
c. 7. 7. —

✓ / preparing ourselves for
a meeting private —

Way in which this dilemma
can be resolved

Date of meeting

now. I would agree with meeting

4 o'clock this P.M.

If this meeting is constructive —

We have certain 6 c ✓ / requiring
as the Architect

We did not & do not of
the cost - 6 ✓ x
& to work within budget

✓ ✓ 7 reason (estimate
cost.

resp on to provide a building
& the requirements in the
building x.

out. Things / - - (- \ done
within limits!

3 or 4 weeks to get reports

Phillips cannot get accountable
answers.

The reason ✓ ✓ 7 answers.

August - difficult to get
answers - Vacation period.

J. B. to contact Pigot for 4⁰⁰ PM.

there ✓ in shocked that he does or
will not design ✓! at X cost

4

Cost is always the arrange-
ment!

But. If you feel that amount of money is not
suff- ^{integrity}
& your is at stake!

If you do not do the job for the
amount of money that the L.B. &
requested then you should change
building a resign.

Sir, If you cannot do it pay
so or if it affects your Prof
integrity then pay so & we
will get someone else to
do your job!

either change design or get
off Project.

I will not support any
action to assign more money
to project!!

I'm prepared to apply inflationary
aspect however.

Now market is buph & complete
now :: prices shown & are
below.

Est 10.4 —

fee - base - $7\frac{9}{10}$ - $1\frac{7}{10}$ for cost
management —

$7\frac{9}{10}$ to max of 10.4 —

plus extra $1\frac{7}{10}$ Cost management
technique

1 - Reason Investment

Provide work in
the market place

This tech would
provide us with
high degree of
control on project &
price.

What come me that basic
price has not been the case

role in ground - Committed

We are limited —

Given the man I look to
we are paying you 1%
of 300,000 to Riggs -

7% + 100,000 plus 300,000 to
Riggs Structures

We cannot tolerate situation
evasive answers.

When we get answers evasive
as to type of roof!

Same Arch & Eng - Police.

Fewer skylights increase
cost of skylights & at same
time increase cost of roof.

We are all in a box but
mostly you are in a box.

I want to see a particularly
completed bldg. & name on
it & my name on it!

Phillips - Cost of Bird Packages
& reasons why

We have agreed to this

Zeit: no need to meeting nec.

either: one yes other almost certainly yes.

Concurrently - review by outside firm - of

→ 1st 12 plus remaining
BP →

1st part quite easy to answer

which elements where switched from one to another

Some of first 12 - ? of specific est as to orig estimate!

I still think valuable - to have Brook & Reginald at a meeting. Philcutting ref should answer ques for 4 o'clock today.

Doney B to check.



CITY COUNCIL
HAMILTON CANADA
L8N 3T4

October 26th, 1978

Mayor and Members,
Board of Control

At the last two regular meetings of Council, I brought up the question of the cost overrun concerning the construction of the Library and Farmers' Market. At those times I was assured by the Mayor that the report I requested from the Architect, the Project Manager, and the Co-ordinator as to why those costs were over the budget, would soon be available. In fact, the first time I brought up the matter, the Mayor told Council that a special meeting of Council would be called within a week. No meeting to date has been called, but the Mayor at the last Council meeting, did read out a schedule of activities relating to this matter and if I remember it correctly, he said that a meeting to deal with this matter of cost overrun will be held in late November.

This was in response to my expressed concern about changes reported in the news media about which Council has no knowledge. The Mayor again gave me the assurance that before any decision was arrived at, Council would be given an opportunity to be heard. He and other members of the Board suggested that members of Council submit questions in advance of that meeting of the Board of Control.

I am raising a few questions in this letter without limiting my right to raise them or any other questions at a later date:

1. What are the reasons for the cost overrun?
2. Why did the project management system obviously fail to keep the construction costs within the budgeted amount?
3. When the Board of Control recommended the system of project management to Council in June of 1977, how far had the Architect progressed with the preparation of plans and specifications, in regard to the following:
 - (a) The Architect was appointed in July of 1975 to provide design services, plans and specifications and estimates of costs of the Library and Farmers' Market at an estimated fee of \$803,000.00 to be based on the Ontario Architects' Schedule of Fees.

Cont...../2

(b) Council on August 8th, 1975 authorized the Architect to proceed with preliminary design work for which he was to be paid \$5,000.00 per month and which was to be applied against this total fee for the project.

9 / (According to the figures I received from the City Treasurer, Mr. Butler's firm had drawn \$180,297.73 in fees by May 30th, 1977).

4. Did the Board of Control receive any report from Mr. Butler, the Architect or from Mr. Phillips, the City Engineer and Co-ordinator of the project when Mr. Wall, an architect associated with Mr. Butler resigned his association in the project June 1st, 1977?

Did the Board of Control at that time review the progress of the plans and specifications?

5. What reports did the Board of Control have from the Architect and Co-ordinator (City Engineer) on the progress of the plans and specifications before it recommended the project management system to Council in July of 1977 -- having regard to questions (a) and (b) of no. 3 above and also having regard to the fact that in 1975 the City Engineer, as Co-ordinator, was given the responsibility to administer the design and construction of the Library and Farmers' Market?

As I expressed my concern in Council about the City's legal rights involved in the construction of this project, I want to be assured that the Board of Control and Council will not do anything to jeopardize those rights, so I am putting forward a few more questions for you to answer:

6. What are the details of the changes that are being considered by the Board of Control?
7. Has the Library Board been consulted about these changes?
8. What would these changes cost?
9. Who will pay for these changes?
10. Would the material and workmanship be of the highest quality?
11. Would the City's rights be free from jeopardy and are we protected to claim against those people who are responsible for the cost overrun with or without changes?

Cont...../3

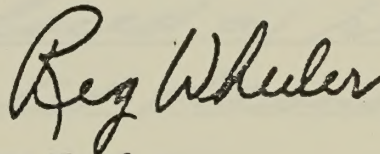
October 26th, 1978

From what I can learn through the news media -- the Board of Control is recommending the removal of an elevator, some kitchens, a whole floor, etc. from the original design and concept approved and budgeted for by Council. The reports in the media also indicate that when these changes are made, the costs will remain the same. If this is true, then it would appear that the changes the Board is considering could mean that in the end the City will be paying more and receiving less than that for which it originally bargained.

Copies of this letter are being sent to Mr. Phillips, the City Engineer and Co-ordinator of the project and to Mr. Rouff, the City Solicitor. I am sending a copy to Mr. Simpson, the City Clerk so he can make copies and forward them on to members of Council.

I hope that answers to these questions will be forwarded in time so that I can study them and not have to do it all at the last minute. I have taken the time to put some of my concerns on paper well in advance of your scheduled meeting and I trust the same courtesy will be extended to other members of Council and myself.

Sincerely,



Reg Wheeler
Alderman, Ward 5

RW:sd

c.c.'s to: Mr. W. Phillips, City Engineer
Mr. K. Rouff, City Solicitor
Mr. E. Simpson, City Clerk

I am writing to you to tell you that I am very well and hope you are the same. I am very happy to hear from you and hope you are enjoying your trip. I am very happy to hear from you and hope you are enjoying your trip. I am very happy to hear from you and hope you are enjoying your trip.

I am writing to you to tell you that I am very well and hope you are the same. I am very happy to hear from you and hope you are enjoying your trip. I am very happy to hear from you and hope you are enjoying your trip.

I am writing to you to tell you that I am very well and hope you are the same. I am very happy to hear from you and hope you are enjoying your trip. I am very happy to hear from you and hope you are enjoying your trip.

[Handwritten signature]
[Illegible text]

Yours truly,
[Illegible text]

(662-4994)

330pm

Hugh Richards - Concerned about tender document

Montgomery

Darmon
Hill

RECEIVED

Some conditions. OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION OF
THE CITY OF HAMILTON

File
Delivery
Contract
as per

O.E.C. did not
provide a separate
price for E.C. #1.

which was a neg.

Robert Coor has placed a rider on
liquidated damages.

In both cases these
were requirement.

Information
to Engineer

at the design stage - no detail worked out
assume quality.

Mayor - Makes no sense to me to go to Tender
knowing what we know, paying extra
fees that we do and be out 100% of time
of tender call.

RECEIVED

OCT 25 1978

LEGAL DEPARTMENT
THE CORPORATION
THE CITY OF WASHINGTON

Brooks - Tremendously complicated
and time consuming

Mayor - That is what we paid extra fees
for consultants to keep us informed

Stout - 37900 to 4700 = 9000 - 20%
roof area increase.

I don't know who is responsible

We are making a check to determine

Time tuning -

2 things - change design to meet figures
or
Come to us and advise of
increased cost.

Valeriano - 2 years maintenance

Item 7 - Performance bond. guarantee
should contractor

Pigott rep: - on Aug 16th we wrote to the Arch
explaining difference

Mr _____ of Pigott asked to submit
area of Plastic Sky domes to
Board of Control.

No spec as the time orig estimates
prepared.

orig budget made from line draw-
ings then detailed plans prepared
and package bids.

Stout - I think we should get everyone
involved together at a meeting
for this purpose

Bethune - I think we need a revised est
because of overrun of 2-36.

[Faint, illegible handwriting throughout the page, likely bleed-through from the reverse side. The text is mirrored and cannot be transcribed accurately.]

necessarily ~~the~~ increased
because of sky domes I would
like to check Enampy!

Type of roof changed also design between
estimate and bid call - Cadillac vs
Buick!

Ben never intended fibre glass Styrofoam
& double layer.

Police
poured layer roof.
Station building Styrofoam & double

Estimates obviously did not
prepare on this basis!

Relative factor. — Police and Library
building —

I recommend we study letters and
decide on Wednesday!

April 1977 final estimate
Later 1977 - Project manager
submitted Budget.
which was higher
than estimates
approved for project.
End of 1976 - Quantity
firm submitted.

Estimating done by
Construction manager.

us. Phillip to get $\frac{1}{2}$ of Police bldg and
Library roof.

Typhals me that Arch did not
know type of roof that est. was
based on!

Est based on entirely different materials and procedures that that used!

future
around
motion

Call a halt to project determine ultimate overrun to decide what should be deleted or changed. Maybe we will have to cut out fills.

Mayor.

~~Est. - \$ 759,000~~
B.P. 1-16 - 759,000 est. - 75% of work R.

B.P. 14 not included

\$ 983,000 over on B.P. previous to date.

2,069,000 est. of those yet to come on remaining B.P. for which working drawings have not been completed.

B. Up to date est on final est based on current costs! & current knowledge we have to know where we are going!

Can we afford this bldg with the overruns to date.

Mayor: - I would like to look at two letters!

Regatt. You cannot have it with full drawings and specs.

[Faint, illegible handwriting, likely bleed-through from the reverse side of the page. The text is mirrored and cannot be transcribed accurately.]

Phillips to say something. 10

← " →
We have a 60 day limit on
tenders.

Arch. provide information
to Eng by Thursday and
Phillips will report to BrfB
next Monday!

← " →
Mayor. I have additional questions.

If you have detailed?
In 48 hours we will try to
get answers.

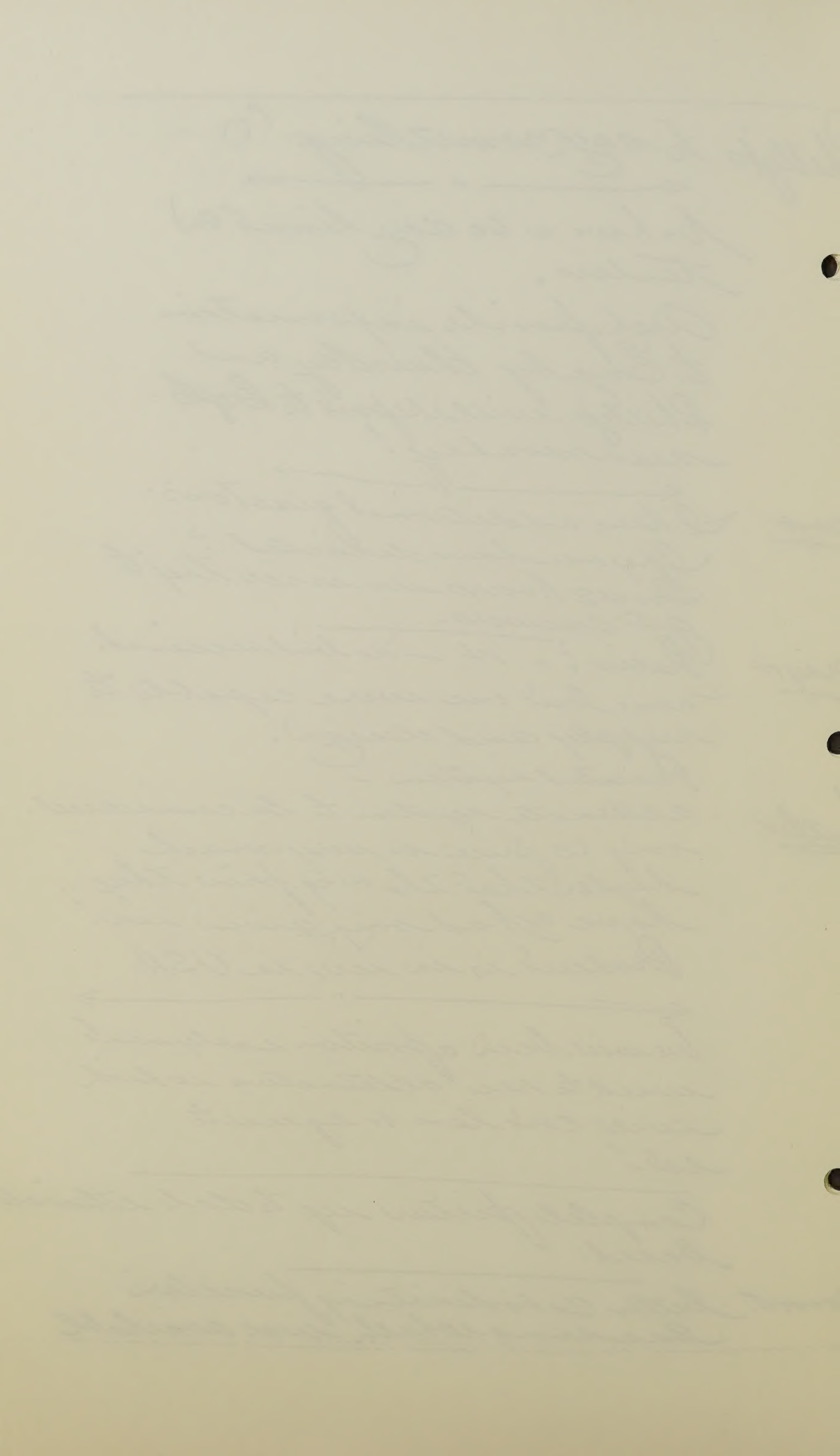
Mayor. Precise? - 14 - no bid received.
none but one were capable to
supply and design.

Patented system -
Butler. alternate system to be considered.
orig co price so very much
higher than the orig price. They
have or had orig given us!
Product is in use in U.S.A.

← " →
We will be in a position early next
week to see alternative which
will cost less or equal to
est.

Complete picture up to date estimates
based.

Mayor. Better coordinating function
lacking which was available



in case of Police Bldg. ○

Butler We are endeavouring to find alternate ways without interfering with performance requirements!

Maple design is too ~~sophisticated~~
sophisticated.

798000 - package - no alternate design - ^{\$}442,000. - 280,000.

Complex est based on current costs.

Report

Cannot get what you are requesting.

a better overview of situation plus time element to provide information.

List of questions -

Delay - costs of delay!

3 sets of? -

1. ? in Phillips reports to us

? raised this morning

add'l ? in review of add'l letters. These will be put to you by Phillips.

Complete list of ?'s by Phillips

My dear Mr. [illegible]

I have just received your letter of the 10th inst. and am glad to hear from you. I am well and hope this finds you the same.

Very truly yours,

[illegible signature]

I am, Sir, very respectfully,
Your obedient servant,
[illegible signature]

I am, Sir, very respectfully,
Your obedient servant,
[illegible signature]

I am, Sir, very respectfully,
Your obedient servant,
[illegible signature]

arrow
out

ask Philip

Costs

Financially.

Legality

of Firing Butler & Brooks

Other options if

we get rid of Butler

interested
+ Bethune
against

2 members of BofC. on
the working committee of Project.

Bethune - whole BofC. should be
involved - all private
meetings.

Work worth \$1m *Spec.* will be tendered *Oct. 26/78.*

BOARD OF control agreed today to tender 11 contracts worth more than \$1 million for the library-market complex. *(Thurs.)*

Controller Pat Valeriano failed in his bid to have the tendering delayed until he could learn of changes which have been made in the contracts since the original estimates were drawn up.

"It's a waste of time calling tenders if the specifications are not the same," he said. "These estimates don't mean a thing."

Mr. Valeriano said the project, which is already \$1 million over its \$10.4-million budget, could go even higher if the estimates are not correct.

Controller Ian Stout got into a brief shouting match with Mr. Valeriano. He said that Mr. Valeriano did not understand the tendering process.

Mr. Stout argued that none of the bids received for the contracts have to be accepted if they come in too high. They can be re-tendered, he said.

He argued that efforts to save money on the project by cutting back could only be done if the prices are known.

"How do we know where to cut back unless we know what the prices are?" he asked.

Work will be finished
by the end of the month
and the building will be
ready for occupancy.
The new building will be
a two-story structure
with a total area of
about 10,000 square feet.
It will contain offices
for the various departments
and a large hall for
general use.
The building will be
constructed of brick
and will have a flat
roof.
The construction of the
building is well advanced
and it is expected that
it will be completed by
the end of the month.
The building will be
a very modern structure
and will be well
equipped for the needs
of the various departments.
The building will be
a very valuable addition
to the property and will
be a great help in the
conduct of the business.

October 30, 1978

Mr. W. L. Phillips,
City Engineer.

Dear Mr. Phillips:

Would you please let me have your comments with respect to the questions raised by Alderman R. Wheeler in his letter of September 26th, a copy of which was forwarded to you, in order that I may review these answers with the Board of Control and subsequently respond to Alderman Wheeler's questions.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

October 25, 1954

Mr. W. L. Phillips,
City Engineer.

Dear Mr. Phillips:

I have your letter of the 23rd and am sorry that I cannot give you the information you need. The City Engineer's Office is not in a position to give you the information you need. I am sorry that I cannot give you the information you need. I am sorry that I cannot give you the information you need.

Very truly yours,

L. E. Jones, Secretary,
Board of Health.

WYK

W.L. PHILLIPS
B.A. SC., M.E.I.C., P. ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE



REFER TO FILE NO. 301-0008*

ATTENTION OF W. L. Phillips

YOUR FILE NO.

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

30 October 1978

Mr. Chairman and Members,
Board of Control.

Re: Central Library and
Farmers' Market

Members of the Board:

I submit, herewith, a copy of a letter, dated 25 October 1978 from Mr. A. Butler with respect to the suggested deletions that he suggested in his letter dated 18 September 1978.

Work on the site is progressing and Avenue Structures Ltd. are proceeding with the superstructure (Bid Package No. 9) and during the month of November, they will be progressing to pour the lower sections of the superstructure including the slab at Plaza Level. This schedule of construction will have considerable effect on the savings that could be made on some of the items that were suggested as possible deletions.

Referring to the items in Mr. Butler's letter dated 25 October 1978, I wish to make the following comments:-

1) Glazing to Elevators No. 1 and No. 2

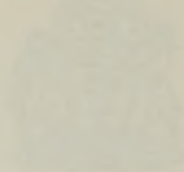
If the glazing in these elevators is deleted and replaced with concrete, the savings would be \$34,800.00. These savings are composed of \$28,800.00 credits to existing contracts and \$6,000.00 for glazing which has not been tendered. However, if we proceed as planned, and later decide to delete the glazing, the savings would be only approximately \$25,000.00.

In addition, if these areas are to be filled in with concrete later, it will be a less satisfactory finished product as it will appear to be "patched up".

Continued.....

*Butler
Lanman
B.P. 9 -
Superstructure
B.P. 7 - Glazing*

*Butler
Lanman
B.P. 9 -
Superstructure
B.P. 7 - Glazing
102*



The University of the City of Houston

Department of Education
City Hall Building
Houston, Texas

October 1954

Mr. William H. Harkins,
Board of Control.

Mr. William Harkins,
Board of Control.

Subject: The Board

I am, therefore, a copy of a letter, dated 11 October 1954, from the Board of Control, Houston, Texas, to the Board of Control, Houston, Texas, regarding the Board of Control, Houston, Texas.

It is the policy of the Board of Control, Houston, Texas, to maintain the Board of Control, Houston, Texas, in the most efficient manner possible. The Board of Control, Houston, Texas, is the only body in the City of Houston, Texas, which is responsible for the management of the City of Houston, Texas.

Enclosed for the Board of Control, Houston, Texas, are two copies of the letter, dated 11 October 1954, from the Board of Control, Houston, Texas, to the Board of Control, Houston, Texas.

Very truly yours,
William Harkins

It is the policy of the Board of Control, Houston, Texas, to maintain the Board of Control, Houston, Texas, in the most efficient manner possible. The Board of Control, Houston, Texas, is the only body in the City of Houston, Texas, which is responsible for the management of the City of Houston, Texas.

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Continued...

1) Glazing to Elevators No. 1 and No. 2 (Cont'd...)

Therefore, it is in the best interest of the City to decide on the deletion of glazing in Elevators No. 1 and No. 2 now.

In the original design, it was suggested that by putting glazing in the sides of the elevator it would allow passengers to use more of the library as they travelled from floor to floor. Because the glazing is only 1'8" wide, it is questionable how much of the library will be seen from crowded elevators.

2) Skydomes

Mr. Butler advises that his investigation of the skydomes is completed. He is proposing a reduction in the number of skydome openings and a change in the size of the skydomes. This can achieve a savings of \$20,000.00. If the skydomes are completely deleted the savings would be in the order of \$55,000.00.

Because a large proportion of the skydomes are in the Plaza Level Slab, it is necessary to consider this matter at this time. It is my recommendation that the changes of the skydomes as suggested by Mr. Butler, at a savings of \$20,000.00 be approved and that the question of the deletion of all skydomes be held in abeyance.

3) Large Market Skylight -

If the large Market Skylight is deleted, the credit would be \$30,000.00. Again, because of the schedule for the superstructure this area is to be constructed in November 1978. If a decision on this item is delayed until all the tenders are received, it could cause a delay to Avenue Structures which could form a basis for extra costs. In addition, if this area is not closed in by winter, additional costs will be encountered for heating and delays on the part of other contractors.

The large Market Skylight has been included in the design of this building to provide as much natural light into the market as possible. Therefore, the deletion of this skylight will have a drastic affect on this facility.

If a decision is made later to delete this skylight, the savings would be lower.

Continued.....

1. General

The first part of the report is devoted to a general description of the work done during the year.

In the first part of the report, the work done during the year is described in general terms. The second part of the report is devoted to a more detailed description of the work done during the year.

2. Particulars

The second part of the report is devoted to a more detailed description of the work done during the year. It is divided into two main parts, the first of which is devoted to a description of the work done during the year.

The first part of the second part of the report is devoted to a description of the work done during the year. It is divided into two main parts, the first of which is devoted to a description of the work done during the year.

3. Summary

The third part of the report is devoted to a summary of the work done during the year. It is divided into two main parts, the first of which is devoted to a summary of the work done during the year.

The first part of the third part of the report is devoted to a summary of the work done during the year. It is divided into two main parts, the first of which is devoted to a summary of the work done during the year.

4) Escalators

Some of the concrete framings for these escalators have been constructed. The upper landing for the Library escalator will be poured in the third week of November.

We have obtained a credit from Otis Elevator Co. Ltd. for these escalators as follows:-

- a) Library Escalator - \$50,308.00
- b) Market Escalator - \$67,645.00 -

In the letter, dated 26 October 1978 from the Otis Elevator Co. Ltd., they state that the above prices are valid for fifteen (15) days. Therefore, a decision on this matter must be made very quickly.

5) Special Stairs from Fifth to Sixth Floors

The cost of this stairway is estimated to be \$10,000.00. A decision on this item can be made when the complete facts on the entire project are known.

- 6) Included in the letter, dated 26 October 1978, from the Otis Elevator Co. Ltd. (copy attached) is a price reduction of \$72,066.00 for the deletion of Elevator No. 4. This elevator serves the Mohawk-McMaster Centre and is the only means of access to this area for handicapped persons. Therefore, it should not be deleted. The savings if this elevator was not constructed to the upper floors of the library would be negligible as the elevator shafts form part of the structural component of the building and cannot be deleted unless the whole structure is redesigned.

RECOMMENDATIONS:

1. That the glazing be deleted from Elevators No. 1 and No. 2 at a total savings of \$34,800.00.
2. That the number and size of the skydomes be reduced at a savings of \$20,000.00.
3. That the large Market Skylight not be deleted from this building.
4. That the escalators not be deleted.
5. That Elevator No. 4 not be deleted.

Continued.....

Exhibits

10

One of the exhibits is a letter from the State Department dated 10/10/2010. The letter is addressed to the State Department and is dated 10/10/2010. The letter is addressed to the State Department and is dated 10/10/2010.

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11. Exhibit 10 - 10/10/2010

12. Exhibit 11 - 10/10/2010

One of the exhibits is a letter from the State Department dated 10/10/2010. The letter is addressed to the State Department and is dated 10/10/2010. The letter is addressed to the State Department and is dated 10/10/2010.

13. Exhibit 12 - 10/10/2010

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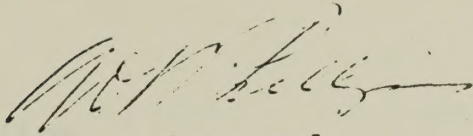
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Respectfully submitted,



City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

WLP:jb
Encl.

- c. c. Controller I. Stout (Encl.)
- c. c. Mr. Anthony Butler, Architect (Encl.)
- c. c. Mr. V. Alboini, Pigott Structures Ltd. (Encl.)

10/10/2010



10/10/2010

10/10/2010

- 1. 10/10/2010
- 2. 10/10/2010
- 3. 10/10/2010

25 October 1978

Mr. W. L. Phillips
City Engineer & Coordinator
Department of Engineering
City Hall
71 Main Street West
Hamilton, Ontario

Dear Mr. Phillips:

My letter to you of 18 September 1978 listed six proposed major deletions for consideration by the City, and noted that decisions must be made immediately on these proposals, if the full benefit of possible credits is to be achieved. After discussions at Board of Control, the Board decided not to make any decisions on these matters until after the final quotations had been received on the remaining bid packages.

Work is proceeding at the site according to the contract documents. For your information, we summarize below the steps we have taken, pending decision by Board of Control on the proposed deletions:

1. Glazing to elevators 1 and 2: Openings through the shaft walls at Concourse level will be constructed according to the original contract documents; if the Board should decide to delete glazing to these elevators, it will be necessary to devise an appropriate closure for these openings. At the present time, the provision of glazing and frames to the openings has not been included in any of the bid packages.
2. Skydomes: In our previous discussions with you, we had indicated that a change in the construction, arrangement and number of skydomes would be investigated, in order to achieve a saving from the amount included in Bid Package No. 13. This review has now been completed, and we estimate that a saving of approximately \$20,000 can be achieved. We propose that a reduction in the number of skydome openings, and a change to the size of some of the openings should be implemented in order to achieve the saving, whether or not Board of Control should subsequently decide to delete all the skydomes. We therefore propose to instruct the superstructure contractor to revise the arrangement of openings which will shortly be formed in the Plaza level slab. Attached is a marked print, showing the changes proposed at this time.

..... 2

25 October 1978
Mr. W. L. Phillips

..... 2

3. Large market skylight: This opening is scheduled for concrete pouring at the end of November. The secondary steel framing required to support the skylight over the opening has not been included in the miscellaneous metal bid package; if the skylight is retained, the framing will be added to the scope of work for the skylight contractor, as part of Bid Package No. 15.
4. Escalators: Most of the concrete framing for the escalators has already been constructed. The upper landing of the Library escalator, at Plaza floor level, will be poured in the third week of November.
5. Spiral stair from fifth to sixth floors: An allowance of \$10,000 is being carried in the miscellaneous metal bid package to cover the cost of this stair, if it should be decided to retain it.

Yours very truly,

Anthony Butler

Anthony Butler

AB/dbh

c.c. P. Brook
V. Catchick

OTIS ELEVATOR COMPANY LIMITED

130 Ferguson Avenue North
Hamilton, Ontario L8R 1L7
October 26, 1978.

Phone (416) 528-0015

Pigott Structures Company Limited
Engineers & Contractors
P. O. Box 309
Hamilton, Ontario
L8N 3G7

Attention: Mr. Vince Alboini

SUBJECT: HAMILTON CENTRAL LIBRARY & FARMERS MARKET
OTIS CONTRACT NO. 977646-52
CONTRACT NO. E-78-12 (LM) BID PACKAGE NO. 7

Dear Sir:

As requested by you in our meeting of October 17, 1978 we are listing below the various credit quotations covering the changes to the vertical transportation system in the above subject building as itemized in Mr. Anthony Butler's letter to you dated October 13, 1978.

To furnish two pre-engineered model elevators in lieu of the non-standard elevators no. 1 & 2 as originally specified we would quote a total reduction of -- \$28,035.00.

To delete escalator no. 1 in its entirety we would quote a total reduction of -- \$50,303.00.

To delete escalator no. 2 in its entirety we would quote a total reduction of -- \$67,645.00.

To delete elevator no. 4 in its entirety we would quote a total reduction of -- \$72,066.00

We ask you please note that a stop work notice has been placed on all contracts until such time as we can evaluate and determine the extent of the changes to the equipment presently in our manufacturing system. Also please be advised the above prices are valid for 15 days.

- cont'd -

Mr. Vince Albini

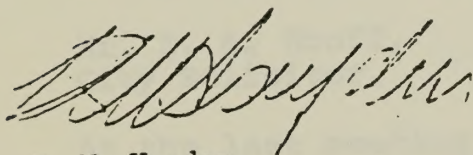
- 2 -

October 26, 1973

Due to the above we are officially recording a delay in the manufacturing and delivery of the vertical transportation equipment which may change the installation and completion. The effect of the proposed changes and the final impact on the deliveries and schedules will be advised when a final release of revised details are known.

Yours truly,

OTIS ELEVATOR COMPANY LIMITED



K. W. Hayden
Hamilton Manager

KWH/va

October 31, 1978.

Mr. K. A. Rouff,
City Solicitor.

At the last meeting of the Board of Control held on October 30th, the following letters were presented to the Board with respect to the Library and Farmers' Market Project. In view of the involvement of your Department in this particular matter, I am forwarding a copy of this correspondence to you for your files.

The letters are:-

- (a) Letter dated October 24, 1978, from the City Engineer; and
- (b) Letter dated October 30, 1978, from the City Engineer.

I also note that you have received a copy of the letter addressed to the Board of Control from Alderman Wheeler dated October 26th.

Secretary,
Board of Control.

JRJ/gk

Encls.

K. A. ROUFF
CITY SOLICITOR



YOUR FILE NO.

REPLY ATTENTION:

OUR FILE NO. 30-2.19(a)

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY SOLICITOR

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

October 31, 1978

Chairman and Members,
Board of Control.

Members of the Board:

Re: Library - Farmers' Market Project

I wish to confirm the advice I gave to you this morning that the changes that were discussed with Members of the Library Board as recommended by the City Engineer in his report to you of October 30, 1978, be endorsed in writing by Mr. Butler, the Architect, and further that Mr. Butler gives to the City the assurance that these changes would not affect the function and operation of the Library or Market.

Yours truly,

K. A. Rouff,
City Solicitor.

KAR:JD

c.c. Controller P. O. Valeriano
Mr. W. L. Phillips, City Engineer

*See Information
of the Board of
Control*

*Note:
Received in late
afternoon. 2:00.
Oct 31st after
1:00 and so
for meeting
preparation*

Pre-vote library answers

THE FINANCIAL problems of the city's library-market should be resolved before voters go to the polls Nov. 13, a controller said yesterday.

Controller Ian Stout said he will give clear suggestions to board of control tomorrow for cost savings in building the \$11.4 million complex that is already \$1 million over budget.

"I think the people of this community would like to see that done before election day. The community has a right to turf us out of office if it disagrees with the board's recommendations," he said.

Mr. Stout declined comment until tomorrow on a report from architect Anthony Butler that the library's administrative offices would have to be located in another building if the city decides to eliminate one floor from the proposed six-storey complex.

Meanwhile, the city's legal department is examining its contracts with the architects — Mr. Butler of Hamilton and Brook, Carruthers, Shaw of Toronto — before deciding on possible

legal action against the architects because of cost overruns, according to Controller Pat Valeriano.

At the suggestion of Alderman Reg Wheeler, solicitors are looking at the professional liability agreement drawn up in October, 1975. It allows for a maximum \$250,000 claim against the architects for increased costs to the city arising from the architects' design error or omission.

Private

Mr. Valeriano said yesterday the board decided in a private meeting two weeks ago to stop payment of Mr. Butler's salary.

Mr. Butler's weekly fee had been about \$5,000. His fee for the whole project was set by contract at about \$803,000.

City solicitor Ken Rouff had warned board of control that continued payment to the architect and changes to the design of the building could be construed as an abandonment of the city's rights should it be proved later that the

cost overrun was the fault of the architect/project manager.

The board agreed yesterday to make it clear with Mr. Butler that current negotiations with him to change some building designs are not to prejudice any potential court action.

Mr. Stout said drastic changes will have to be made to reduce construction costs. "I've said right from the beginning that the library was too fancy and too expensive."

He said the architect and another consultant developed the design of the building according to the space and use requirements expressed by the public library board.

Mayor Jack MacDonald, a member of that board, said yesterday that neither board of control nor the library board could be expected to know that the design specifications would lead to tenders coming in over budgeted figures.

Mr. MacDonald criticized the architect who "in the course of the design process apparently did not relate to the budget figures".

Quest
Function of the operation of the Bldg.

2nd Does arch endorse these reasons

Michael ? that all reasons are secondary
with the Arch agreement.

I wish to cut out pieces that
are unnecessary, to permit the
Sol. not necessary.

Butler I was asked if I agreed: I said
I do with reluctance.
effect of of Bldg to a lesser or greater
degree.

We agreed these reasons of Ins. I
should be accepted, as other
items should be retained as
being more important!

Lot. Arch. & 'himself' record!
'Lead mayor last night'! (?)

Later on if there is a deficiency
in the function of the Bldg it will

can fall back on his letter.

Stout: No you agree that the
records are not as important
as others that have been
considered.

? of Apical Staircase.

Cook Agree not important in
Egan's study.

Lot. The letter of has now
come to my attention.

Stout I wish to find out if
suggested list of deletions
are serious deletions.

Morrow Lets go thru list.

Wegle I thought everything
discussed is without
prejudice!

Phillips: -
Hanging to Elevators 1 & 2 -

Trilly item. Must decide
now or Patched up concrete
job!

Libon: Refractively

uple we are having 17 1/2

T.B. It should be that I not affect
the operational function

long, / - - - -

o v p \ x / designed V
keeping with requests
6 6 1/2 \ find take away
from the V.

o v A designed V is
in line category

o v 6 deletions - beyond
functions

Morrow A V.

Stou: I appear : glowing in
purely architecturally.
Decision
of cement!

✓ ✓ ✓ effectiveness
✓ affected ✓ deletion
glazing *

✓ ✓ decision P.

little Sky down -
reduction in lower area
sky down. savings 20,000
others in higher areas

also: ✓ in accord \$ 20,000
on the basis 16% reduction
higher level respecting sky down

✓ decision re higher level!

Anger: - 1 unit are ✓ priorities #1. Sloping

on Radigan: - ? patches in shaft -
Chissey * reason ✓

W.P. ✓ & happen ✓ decision = deletion

Skylight #3 (Remain)

Barker ✓ felt essential to remain
open like features like open
marker - Remain

4 Esculators -
W.P. - Orig strong hand held -

1/2 I agreed with you that I
vertical movement in the
esculator market remain.

1/2 Esculator 1 added (Library)
(first & 2nd floor)
recom C 6 \ 4 deleted

1/2 1st & 2nd floor
flexibility -

1/2 hesitant } because the
unknown facts & future.

1/2 what } future or the present!
(did not install but
permit const in future?

1/2 not now } future require
ask - up -

1/2 Brooks } quickly
(C V - agree - 1)
& future than now!

1/2 Perkins } (16 H C V , exclude elevator
now , leave V 1) - 1 - 1

also - ~~Elevator~~ Escalator to
attract people to upper
floor!
L. B. same \$50,000 now 15
a considerably later.

W.P. 1. possible the lower area
has already poured.
the escalator could be
provided later.

Inglis. what to 1 ~~like~~ like.

B. 9 to 1 open level -
no problem 1st floor
second floor open area to
poured off!

W.P. 1. handicapped to main
elevator & escalator.

W.P. 1. basically 1st & 2nd floor - will
be tied in to existing
elevators.

Beckman 1. decision - proceed with
L.B. - consider 6 later.

Phillips. known credit & good
15 days.

B. Savings by taking over #3
instead of 4 less? P V B.

Storage area as an alt use

P. ✓ P \ price on E #3 not #4.

B.P. #9 - \ bearing? *

agree #4 shaft stay? \
L.B. - #3 be not pulled by an
elevator *

doors on both end of E. #3 *

o . . . janitorial room -

not a structural E $\frac{1}{2}$ \ > \ 7 *

Welded B. 1 o \ under #3 o . . freight
elevator *

Beeline #4 - \ used \ both services.
D. P. Inchr.

angle - #4 - 6 area - screen - no door to
Mechanics -

frames - > > . pro or in & in Contribute
> - > E \ stairs, were it alt?

McP. 4000 @ 50,000 sq foot -
McM Contribution = p' 50,000
sq foot! { _____

- ? E#4 + E#3.

E#3 \ used \ } freight
passengers!

McM. E#3 designed to serve staff
off use moving materials
thru V x L.B. 5 \ discussing
6 w/ 4 x

Stout. #4 - use it today & \
- then staff work areas.

McM. 50 apart #3 to #4.
not a public area

McM. Slept lounge area
Adjacent > stack area

McM. 1 o V freight elevator.
require redesign
(#3 is not provided)

Proof #3 has controlled access to
2nd floor -

1 2 destroy security & 1
had access from ground -
all the floors!

#4 elevator only services
spec floors!

doesn't ~ ~ ~ me
~ ~ ~ on elevator ~ ~ ~
certain floor!

1 services ~ area outside
Controlled access ~ library!

Below ~ ~ ~ 1 is restricted 1 should
be used ~ service elevator
purposes!

agree elev #4 ~
look 1 elev #3 ~

? of use 7 Elev.!

✓ (10 days

2000 add'l cost to close —
floor level + railing 2nd
floor.

Disclose leave ✓ y. LB 0 16

assess: anticipate 4,000 ✓ 1. ✓
1000 ✓ 1.

between. ✓ 5 7 6 2 1. ✓

W.P. 156 apples, ordering 'calculator'
assess, ? Borrow.

5- Special Stairs.

W.P. ✓ p l. ~ decision 16
H leave ✓ V date.

agreed.

6- Elevator #4.

✓ E #4 o deleted. structure
shaft 5 ✓ remain. ✓

6 o. ✓ ✓ ✓ handicapped
— 7 > Mohawk College area

Oct 21 -

- 1 - Slowing - axis.
 - 2 Sky domes 20,000 delete.
 3. Relo sky light.
 - 4 escalator - put in structure leave with L.B.
- leave 4 elev reviews? of #3 elevator!

Monday the PLB - report back.

H. P. L. B. left!
Morrow.

Solution to ? raised by Butler -

✓ I prepared to consider
9 recon. & B makes x
our job is to interpret the
require > L B x - ✓
best solution.

✓ other factors - costs -
then some concessions have ✓

1. Chapter - 1
2. Chapter - 2
3. Chapter - 3
4. Chapter - 4
5. Chapter - 5
6. Chapter - 6
7. Chapter - 7
8. Chapter - 8
9. Chapter - 9
10. Chapter - 10
11. Chapter - 11
12. Chapter - 12
13. Chapter - 13
14. Chapter - 14
15. Chapter - 15
16. Chapter - 16
17. Chapter - 17
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89. Chapter - 89
90. Chapter - 90
91. Chapter - 91
92. Chapter - 92
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94. Chapter - 94
95. Chapter - 95
96. Chapter - 96
97. Chapter - 97
98. Chapter - 98
99. Chapter - 99
100. Chapter - 100

made a 1. ✓ record 6
Champs x.

One thing -

to categorically state
deletion of one or any
effect the op & L. is
hard to say!

Get letter of 15th & 25th.

~ ~ ~ reservation

✓ (C) is important ✓ get
from him his agreement or
choi there changes -
can be live with it professionally

✓ roll is to advise.

✓ ✓ & resp ~ operate of the
lib & the paying.

✓ ✓ prepared to make modif
to keep costs in line.

✓ ~ ~ prepared - given →
a letter agreeing to deletions

Handwritten text, mostly illegible due to fading. The text appears to be organized into several paragraphs or sections, with some lines being more prominent than others. The handwriting is cursive and somewhat slanted. The text is written on a light-colored, possibly aged, paper. The overall impression is that of a historical document or a personal letter that has been preserved but is now difficult to read.

letter from the Arch merely
tells

until full picture is dec
re ① spiral stair case 10,000
② sunscreens. 75334.
③

? of sprinkler system - coming
shortly.

If we delete is respon ours!
Gentlemen between us & B.

1. Approval from you today.
2. Monday more spec.

admirer!

JH

City heeds legal advice on library

THE CITY solicitor is interfering with efforts to negotiate cost-saving changes to the library-market, Controller Jim Bethune told city council last night.

Mr. Bethune said that the written assurances which solicitor Ken Rouff says are required from the project architect are unreasonable and unnecessary.

But the majority of council members did not agree with the controller.

Instead council apparently heeded Mr. Rouff's caution that architect Anthony Butler should give his written agreement that changes made to the building will not hamper library services.

Council agreed to eliminate glass windows in an elevator and reduce the number of skydomes from 51 to 39 for a total saving of \$54,000 — on the condition that Mr. Butler give the city written agreement for the changes.

Mr. Rouff told council that written assurance is desirable since the architect

has already served notice that changes being contemplated would seriously affect the building's function.

He said that lack of agreement from Mr. Butler could be used against the city if the city later decides to take court action over any damages arising from changes made to reduce the cost overrun.

Frills

Mr. Bethune said: "We're only talking about cutting away expensive frills and we don't need any intervention by the city solicitor. The architect and the library board are in agreement with the changes."

A special meeting of council will be called to deal with more changes after the library board gets a crack at them and after final prices from remaining bid packages are received later this month, Mayor Jack MacDonald said.

Controller Bob Morrow said the architect gave board of control verbal agreement over the two changes and the board would take necessary steps to protect the city's legal position.

"Verbal agreement is not worth the paper it's written on," remarked Alderman Reg Wheeler.

City beds legal advice on library

The city of New York has a long history of providing public libraries for its citizens. The first public library was established in 1754, and since then, the city has continued to expand its library system. The current system is one of the largest in the world, with over 100 branches and millions of books.

The city's library system is managed by the New York City Department of Cultural Affairs. The department is responsible for the operation and maintenance of the library system, as well as for the acquisition of new books and materials.

The city's library system is a vital part of the city's cultural and educational infrastructure. It provides a place for citizens to learn, to read, and to enjoy the arts. It is a place where everyone can find a book that interests them.

The city's library system is also a place where citizens can find help with their homework, with their research, and with their writing. It is a place where everyone can find a place to call their own.

The city's library system is a place where everyone can find a place to call their own. It is a place where everyone can find a book that interests them. It is a place where everyone can find help with their homework, with their research, and with their writing.

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CITY COUNCIL
HAMILTON CANADA

November 3, 1978

12-

Mayor J. A. MacDonald, and
Members, Board of Control

Dear Sir:

At the last meeting of City Council, two changes to the Library were put forward for Council's agreement "as cost saving benefits to the City". These two changes seemed to be easily resolved and so Council agreed to go along. Since that time, I have done some serious thinking about this kind of action by Council and am very concerned about what we are doing.

Since I am not an architect, an engineer or a lawyer as are other Members of City Council, I feel we could be making decisions that would have a dilatorious effect on the use of the Library with no recourse to any action except that of pointing fingers at ourselves.

Since some correspondence must be taking place between the Board of Control, the Architect, the Project Manager and the Co-ordinator for Jackson Square, I think that this material should be sent on to the City Architect, the Building Commissioner and the City Solicitor for their information. We should ask these three department heads to review this material and make a report to Council. I think Council needs the benefit of the technical knowledge of these people to assist us at this time, when we might be making decisions that will negate all the planning that has gone into the Library and Farmers' Market complex.

Yours very truly,

Reg Wheeler
Alderman, Ward 5

RW:wt

cc's to: -Mr. A. K. German
City Architect

-Mr. P. Kuppe
Building Commissioner

-Mr. K. A. Rouff
City Solicitor

-Members, Hamilton City Council

15

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.

TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO

DEAR SIR:

I am writing to you today to express my sincere appreciation for the many ways in which you have supported the work of the Department of Chemistry. Your generous contributions have made it possible for us to carry out our research and to provide the best possible education for our students.

I am sure that your continued support will enable us to make even greater progress in the future. I am very grateful for the many ways in which you have helped us, and I am sure that your support will continue to be a great asset to the Department.

I am sure that your continued support will enable us to make even greater progress in the future. I am very grateful for the many ways in which you have helped us, and I am sure that your support will continue to be a great asset to the Department.

Very truly yours,

John A. Wheeler

John A. Wheeler
Professor of Chemistry

cc: Mr. A. J. Brown

cc: Mr. A. J. Brown
cc: Mr. A. J. Brown

cc: Mr. A. J. Brown
cc: Mr. A. J. Brown

cc: Mr. A. J. Brown
cc: Mr. A. J. Brown

cc: Mr. A. J. Brown
cc: Mr. A. J. Brown



CITY COUNCIL
HAMILTON CANADA

November 10th, 1978

2

Mayor and Members,
Board of Control

Dear Sir:

In my last letter dated October 26th, 1978, among the questions I asked was whether the Board had received reports from Mr. Butler the Architect or from Mr. Phillips the Co-Ordinator, at the time Mr. Wall disassociated his connection with Mr. Butler about June, 1977.

I also wanted to know at the time when Pigott Structures were appointed Project Manager, whether the Board had received any report either from Mr. Butler or Mr. Phillips on the progress of the plans and specifications for the Library and Farmer's Market. This was about July, 1977. You will find this question outlined on page 2 of my October 26th letter.

If any such reports were made to the Board, I would ask that you please forward copies of them to me.

Yours truly,

Reg Wheeler
Alderman, Ward 5

RW:ls

cc's to: Mr. Ed Simpson, City Clerk
Members of City Council
Mr. W. L. Phillips, City Engineer
Mr. K. A. Rouff, City Solicitor

10 The Spectator, Friday, November 10, 1978••

Valeriano refuses name in project cost overrun

A CONTROLLER faced a small but hostile audience last night when he refused to name who was responsible for the cost overrun of the library-market project.

Pat Valeriano told about 17 persons attending a candidate's night at Mohawk College he knew who was to blame for the estimated \$1

million extra cost for the project.

This prompted members of the audience to shout for him to name the person.

They said they had a right to know because they would be paying for the project but Mr. Valeriano would not reveal his information.

Mr. Valeriano said he did not want to make the trouble-plagued library-market project an election issue. He told the meeting he would bring the matter up at the next city council meeting — to be held the day after Monday's election.

In an interview today, Mayor Jack MacDonald said he would be speaking with Mr. Valeriano and staff to get some clarification of the controller's statements.

Secret

"The last thing anyone wants is any suggestion that there is some secret information," he said.

"We can all blame anyone we want to I suppose. Ultimately the architect has some responsibility if estimates are not what the price turned out to be. Then his judgment of what the cost would be was inaccurate.

"If the construction manager is communicating adequately with the architect and they come up with inaccurate estimates then to that extent their judgment was wrong."

Mr. MacDonald defended board of control handling of the library-market and called statements directed at the board wild accusations.

The controller said he only raised the question of responsibility for the overrun because another candidate, Vince Agro, accused the board of making mistakes in handling the project.

Mistake

"It's not the board's fault there's a \$1 million overrun. I know who made the mistakes... Council will know right after the election," Mr. Valeriano said.

"I have met with the project co-ordinator, the city architect, and the city solicitor. I found out what the problem is and who made the mistakes."

Mr. Valeriano did tell one woman, who was wearing a Vince Agro button, that the person responsible was not an elected official.

Although he declined to release any further information last night, Mr. Valeriano said last month the city legal department had been instructed to examine its contracts with the project architects — Anthony Butler of Hamilton and Brook, Carruthers, Shaw of Toronto — before deciding on possible legal action because of cost overruns.

Mr. Agro raised the library issue by accusing board of control of making a serious mistake that will cost taxpayers more than \$1 million.

"It's so easy to shift that blame but someone has to take it and board of control obviously made a mistake," he said.

Library-market tab shadow in election

THE DIE IS CAST and the concrete has been poured for Hamilton's new library-market. But how much will it end up costing city taxpayers?

Not even the politicians at city hall know for certain. Mayor Jack MacDonald has said the building will probably be completed within budget, but he said he can't guarantee it.

Confusion about costs has snowballed since April, 1977, when the Ontario Municipal Board approved a \$9.7 million estimate for the project. That's about \$6.51 a year for 20 years for the taxpayer with an average \$5,000 assessment.

Truck access

Later that year the city had to raise it to \$10.5 million after the architects, Anthony Butler of Hamilton and Brook, Carruthers, Shaw of Toronto, added on a truck route access and library furnishings.

Tenders received to date and estimated future tenders brought the cost up to \$11,473,954 as of September when board of control began its campaign to cut costs and find out what went wrong. And that is still going on today.

Estimated costs for the work varied drastically from the bids received, and in one case builders wouldn't bid on a wall system because the material specified by the architects proved faulty when it was used for the first time in a Florida building.

The responsibility of the architects in resulting cost overruns has become one of the thorniest issues surrounding the project.

The city legal department has cautioned that any changes made to the building should be done with the written approval of the architects and on the understanding that the city is not giving up its right to take court action.

The board has said it wants to work in

good faith with the architects in order to make changes and finish the building.

But verbal agreements aren't good enough, city council decided last week when it insisted the architects give the city written assurances that changes made to the building won't hamper services.

There is still the fear, however, that taxpayers will get stuck with a cost overrun and the city won't be able to do anything about it through the courts.

Another area of criticism is over the construction management method that was suggested by Mr. Butler and supported by board of control.

Unlike waiting until all the design and cost estimating is finalized before tendering the whole building out to a general contractor, the construction management method involves tendering sections of the project individually to different contractors.

This was expected to allow the project to begin quickly since final details on specifications were being worked out while tendering was going on. But the method apparently backfired. Design changes which are now being considered to make up for the low estimates and high bids may end up costing the city more time and money to complete the project.

Information

City council members, who must approve any changes that affect the building's cost, also have criticized the board for not providing enough information on proposed changes.

It's expected the whole project will come under review before this council ends its term.

But with only a few days away from election day no one knows for certain what the building will look like and what the final price tag will be.

8/11/2012

See Nov 11, 1978

THE SPECTATOR

NOVEMBER 11/78

Library-market project Architect blamed for cost overrun

By DOUGLAS FOLEY
Spectator Staff

ARCHITECT Anthony Butler is responsible for the cost overrun on Hamilton's library-market project, Controller Pat Valeriano said yesterday.

Mr. Valeriano said he decided to release the name because Mr. Butler had already been named as being responsible for increased costs two months ago in relation to a bid package for the roof of the library.

He said it seemed to be public knowledge that Mr. Butler was responsible.

At a candidate's meeting Thursday night, Mr. Valeriano said he knew who was at fault for the project running over budget by about \$1 million, but refused to disclose the name.

Mr. Butler had earlier admitted to board of control that changes were made to the building's design without the board's knowledge. This resulted in higher costs than originally estimated.

Mr. Butler also said some changes had been made by estimators for Piggott Structures Ltd. without his knowledge.

Mr. Butler was out of town yesterday and unavailable for comment.

Mr. Valeriano said he learned last week that about 10 more bid packages had been changed.

Mayor Jack MacDonald said he knew several changes had been made to bid packages but he did not know if they were the same ones Mr. Valeriano was talking about.

Mr. Valeriano restated yesterday he did not want to make the overrun an elec-

city in which the board wasn't made aware early enough of changes in a number of designs.

However, the mayor commended Mr. Valeriano for coming to the defence of the board.

unbs
1000

SIS JEWELLERS

Williams & Co.

50- BJR

Dec. 14, 1978

27. Approval of the recommendation of the City Engineer that Bid Package No. 9 in the estimated amount of \$9,000.00 for rough carpentry work be carried out by Pigott Structures Limited as it is the view of the architect and the construction manager that it would be in the City's interests not to call tenders for this work, and that this should be added to the Site Work being performed by Pigott Structures Limited.

The Board of Control also recommends approval of the recommendation of the City Engineer with regard to Bid Package No. 30 which includes the supply of washroom accessories, \$9,000.00, wardrobe accessories, \$3,000.00; rolling wood shutters, \$8,000.00; and expansion joint covers and foot grills, \$3,000.00 that these items be purchased through the Purchasing Department and that the City Engineer be authorized to make the necessary arrangements to have these installed under other Bid Packages.

NOV 6 1978

PIGOTT STRUCTURES COMPANY LIMITED
ENGINEERS AND CONTRACTORS
P.O. BOX 309
HAMILTON, CANADA L8N 3G7

November 14, 1978

21

Board of Control
City Hall
P.O. Box 2040
HAMILTON, Ontario
L8N 3T4

Attention: Mr. R.M. Collier
Assistant Secretary

Re: CONSTRUCTION MANAGEMENT CONTRACT
Hamilton Central Library and Farmers' Market

Dear Mr. Collier:

Thank you for your letters of October 10, 1978 and
October 16, 1978 wherein you advise that

- Board of Control is reserving all its rights to claim for reimbursement and damages from all parties having responsibility for costs incurred in the construction of this project over and above the amount for which it was budgeted and approved by City Council and that we should be guided accordingly.
- Board of Control decided it will release funds to the 'Project Manager' on the distinct understanding that such payments of fees are being made without prejudice to whatever rights the City has against the Architect and/or Project Manager for the cost incurred over and above the estimated amount approved by City Council, as well as damages, in the construction of this project.

..... Cont'd Page 2

November 14, 1978

For the past few months now both your Architect and we, your Construction Managers, have attended some of your Board of Control Meetings at your request. We have also received the above referenced two letters from you. We have listened to your points of view. Based on the facts as we know them, we are surprised by your present statements.

* We are your Construction Managers, we are not your Project Managers as you often choose to call us. As your Construction Managers, we have complete control over the construction of the Project. We do not have any control over any other aspect of the Project.

Your Architect (and their Consultants) have complete control over the design, extent and scope of work of the Project. Had the City engaged a Project Manager, that Project Manager would have had complete control over your Architect and your Construction Manager - this overall control is presently being handled by the City.

As you are aware, it was the City which set and approved the Budget Figure for the Project (our estimates and views suggested that a higher figure be set for this purpose). When sequentially called Bid Package Tenders were received in excess of approved Budget amounts, we as your Construction Managers, together with your Architects and their Consultants, met and reviewed the Drawings/Specifications/Scope of Work of the different affected Packages, jointly looked into cost cutting solutions and explained the reasons of any excesses between the Tender and Budget amounts.

All of the foregoing information was presented to the City for its consideration and desired action BEFORE any Bid Package Contracts were entered into. Following such consideration, the City then took action on its own behalf, and delayed action on entering into Contracts for certain Bid Packages but did enter into Contracts on other Bid Packages. We are unable to see how we, your Construction Managers, could be held responsible under such circumstances where over-Budget Contracts were

..... Cont'd Page 3

* Please see contract with Bigott.

BOARD OF CONTROL, CITY HALL
Attention: Mr. R.M. Collier

Page 3

November 14, 1978

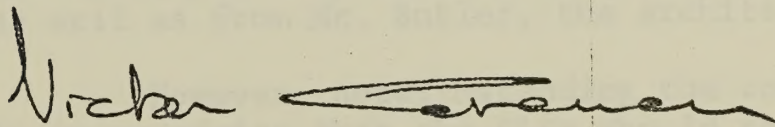
voluntarily entered into by the City, particularly after their thorough review of the involved details. The City did not have to enter into these Contracts and more drastic cut backs than the ones adopted could certainly have been implemented had the City so desired.

We wish to state that we do not accept the position that the City may claim costs and/or damages against us. In the normal course of operations of the Project, the City has been in constant contact with us. Had the City wished matters to be handled differently by us over the past months, it simply had to so indicate.

Furthermore, if there presently are any matters the City wish handled differently, providing such is within the terms of our Construction Management Contract, we would be pleased to review these matters with the City and, following the review, have the directions confirmed to us in writing.

Yours very truly

PIGOTT STRUCTURES COMPANY LIMITED



V.C. Catchick
 General Manager

VCC/ma

K. A. ROUFF
CITY SOLICITOR



NOV 16 1978
YOUR FILE NO.

REPLY ATTENTION:

OUR FILE NO. 30-2.19(a)

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY SOLICITOR

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

November 16, 1978

Chairman and Members,
Board of Control.

Members of the Board:

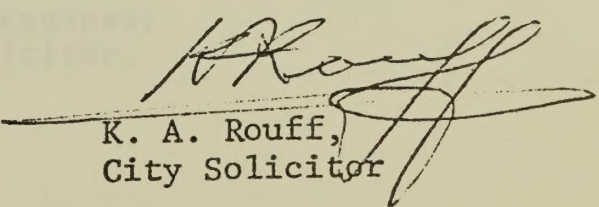
Re: Central Library and Farmers' Market Project

This morning Mr. J. R. Jones, Secretary, Board of Control, delivered a copy of a letter of November 14, 1978, from Pigott Structures Company Limited, in which that firm is disclaiming any responsibility for the cost overrun herein. Moreover, Pigott Structures is taking the position that it is the "Construction Manager" and not the "Project Manager", and appears to make a distinction between these two positions.

Eventually these positions will have to be properly evaluated, and in this regard there should be some input from Mr. Phillips, City Engineer and Co-ordinator of the project, as well as from Mr. Butler, the Architect.

However, notwithstanding the contents of the letter, it is my advice that the City should confirm the position it took with Pigott Structures as well as the Architect in its letters of October 10 and 16, 1978. Therefore, I would further advise that the Board should immediately forward a letter to Pigott Structures Company Limited acknowledging receipt of its letter of November 14, 1978, and also stating that The Corporation of the City of Hamilton re-affirms its position as contained in its letters of October 10, 1978 and October 16, 1978 to Pigott Structures Company Limited and the Architect herein.

Yours truly,


K. A. Rouff,
City Solicitor

KAR:JD

c.c. Controller P. O. Valeriano
Mr. W. L. Phillips, City Engineer and Co-ordinator

November 16, 1978

Pigott Structures Company Limited,
Engineers and Contractors,
P. O. Box 309,
Hamilton, Ontario.
L8N 3G7.

ATTENTION: Mr. V. C. Catchick,
General Manager.

Dear Sirs:

The Board of Control acknowledges receipt of your letter of November 14th in which you state the position of your company as a result of previous letters from the Board on October 10th and 16th, 1978.

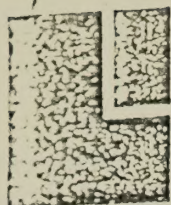
The Board of Control wishes, however, to reaffirm the position of The Corporation of the City of Hamilton as contained in the letters dated October 10th and 16th, 1978 to you and to the Architect, Mr. Butler.

Yours very truly,

J. R. Jones, Secretary,
Board of Control.

JRJ:bc

c.c. Mr. W. L. Phillips, City Engineer
Mr. K. A. Rouff, City Solicitor.



THE CORPORATION OF THE HAMILTON PUBLIC LIBRARY

55 MAIN STREET WEST HAMILTON L8P 1H5, CANADA TELEPHONE (416) 529-8111 TELEX 021-602

November 21, 1978

Mr. J. R. Jones,
Secretary,
Board of Control,
The Corporation of the City of Hamilton,
City Hall,
Hamilton, Ontario.

Dear Sir:

Subject: Hamilton Central Library & Farmers' Market

This letter is in reply to your letter of September 21, 1978, to Mrs. Judith McAnanama, Acting Secretary, Hamilton Public Library Board, in which you asked the library, because of capital budget restraints, to list items which it considers could be deleted from the new building.

The Library Board is vitally concerned with the budget overrun. Accordingly, attached in Schedule "A" are seven items which the Library Board believes could be deleted from the building if insufficient capital funding makes it mandatory to do so.

It is estimated that the deletion of these items will reduce the building cost by \$91,500 to \$125,000.

The overrun would then be \$514,500 to \$548,000, or 4.6% to 4.9% of the library/market construction budget of \$11,240,000.

We have totally reviewed the building and have concluded that the items in Schedule "A" can be deleted with only a minimal interference with the immediate functioning of the building. I must emphasize, however, that several years have been spent in carefully designing a functional building. Any further deletions, therefore, will substantially reduce and, in some cases, jeopardize the proper functioning of the building and the planned activities within the building will be curtailed.

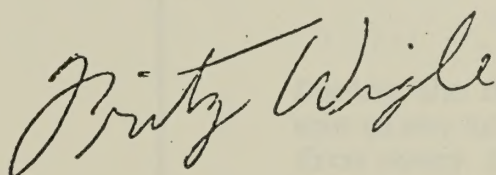
I must now point out that a further problem exists with respect to the Book Hoist, which a year ago was deleted from the plans without consultation with the Library Board. The deletion of the Book Hoist creates serious operational constraints.

Continued ...

November 21, 1978

To discuss all of the above items, the Library Board, at its meeting on November 20, 1978, asked me to request a private meeting of the Library Board with Board of Control. At this meeting, I would hope that the Library Board will have the opportunity to discuss with Board of Control all of the items proposed to be deleted from the building.

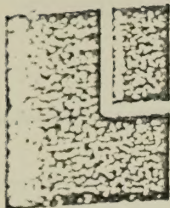
Yours very truly,



Fritz E. Wigle,
Chairman, Hamilton Public Library Board.

FEW:sr

attach.



HAMILTON PUBLIC LIBRARY BOARD
POSSIBLE ITEMS TO BE DELETED FROM
THE NEW CENTRAL LIBRARY

DOLLAR SAVING RANGE - \$91,500 TO \$125,000

ITEM	CONSEQUENCES
<u>CONCOURSE</u>	
1. Escalator	During the design stage, consideration was given to escalators to and from every floor, in order to afford convenient and rapid access and egress, while simultaneously providing users with an overall view of the building and its displays of materials, thus increasing awareness and use. All were deleted in earlier discussions because the architects had estimated that their provision would cost \$100,000 per floor. However one was requested for retention to link the vital concourse with the plaza level. If this last escalator is now deleted, funds will be saved, but consequently, use of the upper floors will be affected.
<u>THIRD FLOOR</u>	Special Collections contains rare, highly valuable books. This is the elimination of the most effective protection. Other fire control systems cause severe damage to the collection. It would be necessary to add Sprinklers in Special Collections areas.
<u>SIXTH FLOOR</u>	Will stop the open stair concept at the fifth floor. Removal of this attractive, aesthetic architectural feature reduces the attractiveness of the building.
3. Remove Stair 11 from sixth floor to fifth floor.	

Continued ...

ITEM	CONSEQUENCES
<u>GENERAL</u>	
4. Washrooms - staff, 2nd, 4th and 5th floors.	The removal of staff washrooms will increase the use of public washrooms. The only staff washrooms being recommended for deletion are the single washrooms on the 2nd, 4th and 5th floors. The staff washrooms in basement, the sick room, staff lounge and Technical Services (6th floor) should be retained.
5. Computer Room.	The computer room is required to service automated systems, unless the City Hall computer staff and system can guarantee to solve library system problems by alternative means and maintain adequate and effective service. Later provision may be necessary.
6. Offices.	The building has been reviewed with a view to establishing open concept work areas. The attached Schedule "A" describes, in detail, those offices recommended for deletion.
7. Terraces.	Delete development and finish of Terraces for the time being. It is recommended that the sliding doors be retained so that the terraces may be developed in the future.

DETAILED DESCRIPTION OF ITEM # 6, SCHEDULE "A"

OFFICES: REVIEW & RECOMMENDED DELETIONS

ITEM	COMMENTS
<u>BASEMENT</u>	No deletions recommended
<u>CONCOURSE</u>	
A/V - Partition outside book hoist	Use screens
Young Adult - Partitions in work area	Use screens
<u>2ND FLOOR</u>	
Staff Area - retain north wall and office 206	Use screens
Delete offices 207 and 208	
Delete partition between librarian and clerical work area	
Children's	No deletions recommended
Popular collection	No deletions recommended
<u>3RD FLOOR</u>	
Special Collections - delete partitions in rooms 314,315,316	Delete only if Halon system is removed.
Staff work area - retain north wall and east office, (make larger).	Use screens
Delete 306 and 307	
Delete partition in work room between librarian and clerical work area	

Continued ...

ITEM	COMMENTS
<u>4TH FLOOR</u>	
Staff work area - retain north wall and office 406	Use screens
Delete offices 407 and 408	
Delete partition in work area between librarian and clerical area	
<u>5TH FLOOR</u>	
Reprographic:	
Delete partitions in offices 520, 521	Use screens
Delete partition south-west near elevator	Use display unit
Staff work area:	
retain north wall and office 508	Use screens
Delete offices 506, 507.	
Delete partition and work area between librarian and clerical area.	
<u>6TH FLOOR</u>	
Interlibrary loan:	
Delete east wall of office 645	Use screens
Telephone Information Centre:	
Delete office partitions for 643, except south wall	Use screens
Technical Services:	
Delete 604	Use screens
Business area:	
delete 614	
Board area & Lobby:	
delete middle partition near stair	Use plantings

Spectator November 21/78

Library-market costs go higher

THE COST overrun problem on the library-market project is now about \$400,000 larger.

The lowest bids received yesterday on 15 work packages totalled \$1,518,025 — \$400,025 more than the \$1,118,000 originally estimated for the contracts.

The bid packages were for work including insulated walls, weatherstripping, metal work, plastering, painting and carpeting.

"Increased prices from the original estimates are possible but when they are as far out as these it's unacceptable," said Controller Bob Morrow. "Obviously everything will

have to be looked at and analyzed very carefully."

Mr. Morrow said the problem of the bids will be on the board of control agenda Monday for discussion.

City council will meet in special session next Wednesday to grapple with the overrun that has plagued the project. All bid packages are expected to be in by that time.

Mr. Morrow said he could not predict what action council might decide to take on the increased costs.

Originally budgeted at \$9.7 million, the li-

brary project cost jumped to \$10.5 million late last year when a truck route access was added to the plans. Tenders received until September upped the price to \$11,473,954.

Last week, low bids on eight contracts ran about \$9,000 over the estimates.

At that time, Mayor Jack MacDonald said it wasn't possible to deal with the overrun until all the bids were in.

"People want us to answer all the questions without all the information," he said.

The Mayor is currently on holiday but will be back in Hamilton for the Monday board of control meeting.

K. A. ROUFF
CITY SOLICITOR



YOUR FILE NO.

REPLY ATTENTION: K. A. Rouff

OUR FILE NO. 30-2.19(a)

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY SOLICITOR

CITY HALL
HAMILTON, ONTARIO
L8N 3T4
TEL. 527-0241

November 23, 1978

Mr. W. L. Phillips,
City Engineer and Co-ordinator,
Lloyd D. Jackson Square.

Dear Mr. Phillips:

Re: Library - Farmers' Market

In the process of assessing the City's legal position on this matter of cost overrun, I wish to solicit your assistance for answers to a number of preliminary questions.

1. When was the first estimate prepared by Mr. Butler, the Architect, following his appointment in July of 1975?
2. (1) In Mr. Butler's letter to you of September 15, 1978, he makes reference to two budgets, one in November, 1976 by F. W. Woodcock and Associates and one by Pigott Structures Company Limited, in October of 1977. Mr. Butler states that following the Woodcock budget of 1976, an extensive review based on this budget was carried out. Please advise who carried out this review.
- (2) Further, Mr. Butler says that many adjustments were analyzed and major changes made. Who made these changes and analyses and when did they occur?
- (3) Please also advise, where applicable, as to whether these changes are in accordance with the requirements of The Building Code.

....continued

3. Schedule

- (1) When was the first schedule for construction of this project prepared by Mr. Butler, the Architect, and/or the Construction Manager, Pigott Structures Company Limited?
- (2) Was there more than one schedule and, if so, how many and when were they prepared?
- (3) When did construction first commence? 6/13
- (4) Please advise what effect would the 16 deletions or changes, as listed by Mr. Butler, have on the function and operation of the project, with particular reference to,
 - (a) deletion of water storage reservoir under Market floor;
 - (b) change of roof structure over Market from space frames to concrete;
 - (c) deletion of stainless steel exterior doors to aluminum or wood.

4. Aluminum Products Company Limited, in its letter of August 16, 1978 to Pigott Structures Company Limited, lists 7 items totalling \$240,000.00 which it states were not included in the "original budget pricing". It will be helpful to have your comments as to,

- (a) the date and particular budget to which Aluminum Products Company Limited is referring; and
- (b) why these items were not in the original plans and specifications and at what time were the plans and specifications amended to include them.

5. In Mr. Butler's letter of September 7, 1978 to you respecting Bid Package #13 (Built-Up Roofing and Sheet Metal Flashing), it is shown that the cost for this Bid Package was established at \$83,000.00 and that the lowest bid received on August 16, 1978 was

.....continued

for \$209,770.00, showing a cost overrun for this Bid Package of \$126,770.00. In Mr. Butler's two-page letter dated September 7, 1978 on page 1, paragraph 3, he states:

"The original budget estimate was based on a lower quality of roofing system than is appropriate for a building of this type, for example:

"Original budget was based upon the use of styrofoam insulation; specifications call for Fiberglas with taped joints.

"The original budget made no allowance for roof walkways or vapour barrier.

"The original budget was based upon a single pour of gravel; the specifications call for a double pour."

Because of the above, it is not unreasonable to inquire:

- (1) Who was responsible for monitoring the type of material specified in the original plans and specifications?
 - (2) Were they of the finest material?
 - (3) What role did the Construction Manager and you play with respect to such changes?
 - (4) At what time were these changes made? In other words, please identify original budget--was it budget #3 of October, 1977, or otherwise? It would also be helpful if you would be kind enough to let me know, and also deliver to me estimates or budgets #1 and #2, with the dates of their preparation.
6. Bid Package #5 respecting Mechanical Work, as referred to in Table 1 of your letter of September 11, 1978 to the Board of Control, indicates an increase over the estimate of \$199,540.00. The Architect's and Construction Manager's reports as to details of this cost

....continued

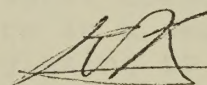
increase are not in the material that was submitted to me as was the case with respect to roofing and aluminum windows. With the latter two items, details were furnished. Similarly, with respect to Bid Package #6 (Electrical) and Bid Packages #9 and #11 (Super Structures and Structural Steel), which respectively account for an increase of \$136,667.00 and \$355,000.00, the Architect's and Construction Manager's reports as to the details of the cost increases were not in the material submitted to me. If these details were prepared, please make them available.

7. Table 1 as noted in your reporting letter to the Board of Control on September 11, 1978, shows the cost overrun was \$983,954.05, and according to the press reports I gather that all Bid Packages are now in and there is now an additional increase of \$400,000.00. Is this reported statement correct? If this is so, then I am assuming that either you or the Construction Manager and/or the Architect (Management Team) will have a revised Table 1. Please let me have a revised and updated copy of that table so that I may have a current perspective of developments. This table should include all Bid Packages to date and supporting Architect's and Construction Manager's reports as to the details of cost increases reflected on the updated table.

As I indicated to you earlier, these are preliminary questions and it is possible that others may arise as the reviewing process continues.

I would be obliged to have your answers in the order in which the questions are enumerated. Your early attention and co-operation will be appreciated.

Yours truly,



K. A. Rouff,
City Solicitor.

KAR:js

c.c. Controller P. O. Valeriano
c.c. Alderman R. Wheeler
c.c. Mr. A. K. German, City Architect
c.c. Mr. P. Kuppe, Building Commissioner
c.c. Mr. J. R. Jones, Secretary,
Board of Control

24 November 1978

Mr. W. L. Phillips
City Engineer & Co-ordinator
Lloyd D. Jackson Square
City Hall
Hamilton, Ontario

Dear Mr. Phillips:

We have reviewed the tenders received on 15 and 20 November 1978, and in addition, we have re-examined the adjustments to the low bids received for Bid Packages 13 and 15, tenders for which were received on 16 August 1978. Tenders have now been received for all bid packages with the exception of the following:

B.P. 23 - Metal Glazed Partitions (Industrial Metal Sash)
B.P. 30C - Rolling Wood Shutters and Vertical Sliding Pass Windows
B.P. 30D - Expansion Joint Covers and Foot Grille

In addition, two bid packages will be tendered later:

B.P. 39 - Landscaping
B.P. 40 - Final Cleaning

As you know, extensive discussions have taken place in connection with Bid Packages 13 and 15, particularly in relation to the cost of skydomes which were included in Bid Package 13. Board of Control have already approved our proposal to delete skydomes from Bid Package 13, reduce the quantity of openings, and provide small glass skylights as part of the work covered by Bid Package 15. Since the original credits to Bid Package 15 were proposed (our letter of 8 September 1978), several clarifications and adjustments to this bid package have been necessary, in addition to the provision of the small glass skylights. A summary of adjustments to the credits to these two bid packages is attached; the net result of these adjustments is a slight increase in the total credit for the two bid packages. You will also note that there is a separate credit to Bid Package 15, for the deletion of glazing to the mechanical tower; this credit will be discussed later in relation to the metal wall system.

The total of low bids received on 15 and 20 November 1978 exceeds the budget for those bid packages by \$409,510.00. In reviewing the low bids, we discovered that the low bidder for Bid Package 29 - Painting did not receive Addenda 1 and 2 by registered mail until after the tenders had closed. We have since received a quotation from this contractor for the work covered by the addenda, in the amount of \$6,220.00 extra to his tender. If this is added to the overrun, the total excess over budget is \$415,732.00.

...2

Of the tenders just received, several bid packages were well under budget, while several others were over budget. These variations in price reflect the changes in scope which were identified in the summary dated 15 September 1978, a copy of which is attached for your information. We have reviewed the major bid packages with the low bidders, and have so far been able to identify only minor credits which can be achieved; this review is continuing.

The major exception is Bid Package 14 - Insulated Metal Wall Panel System. The contents of this bid package have been completely revised since no tenders were received on the original system in August. The budget for this bid package is \$224,000.00. The base bid in the specifications was for a stainless steel wall system, for which only one acceptable tender was received in the amount of \$167,600.00, for a credit of \$56,400.00. The specifications also requested an alternative price for painted steel, for which three tenders were received, the lowest of which was \$71,783.00, for a credit of \$152,217.00. Prices were also requested for the cost of facing the mechanical tower with metal siding, in stainless steel or painted steel; this method would be instead of the glazed cladding to the mechanical tower, which was included in Bid Package 15. The use of painted steel instead of stainless steel would reduce the overrun by \$95,817.00, plus a further credit of approximately \$45,000.00 if the mechanical tower cladding is changed from glass to painted metal. You may wish to give serious consideration to the acceptance of painted metal in place of stainless steel to achieve these credits. It should be noted that the manufacturers of the painted steel material cannot predict the effective life of the product beyond 20 years; it may be necessary for the wall panels to be re-painted earlier, to maintain an acceptable appearance. In comparison, the stainless steel material is not affected by environmental conditions. We are prepared to recommend the painted steel alternative, on the clear understanding that the life of the product cannot be predicted beyond 20 years, and that replacement may be necessary at any time after that.

The budget for Bid Package 23, for which no tenders were received, is \$58,000.00. We are requesting a quotation from the low bidder for Bid Package 19 - Hollow Metal, for the supply of a slim-line hollow metal system which is closely comparable to the method originally specified for Bid Package 23. We anticipate that there will be a credit of approximately \$42,000.00 for the work included in this bid package.

We have received a copy from you of the letter from the Chairman of the Public Library Board to Mr. Jones, in which the Library Board propose the deletion of seven items from the contract. These items include escalator no. 1, the deletion of which has already been approved by Board of Control. A total credit for the remaining items should be approximately \$57,000.00.

When the credits described in this letter are added to those already approved by Board of Control, we estimate that most of the overrun on tenders just received can be eliminated. A summary of this calculation is attached.

We are continuing to examine all the bid packages to determine ways in which savings can be achieved, and will recommend them to you as firm quotations are received. In the meantime, we recommend that contracts should be awarded to the low bidders for Bid Packages 13 and 15 and to all the low bidders for the bid packages received on 15 and 20 November 1978.

Yours very truly,

Anthony Butler

Anthony Butler

AB/gn

cc Mr. V. Alboini, Pigott
Mr. P. Brook

Summary of changes in scope of work included in bid packages not yet tendered.

Bid Package No. 8 - Conveyor (Basement to Concourse):
no change.

Bid Package No. 10 - Miscellaneous Embedments:
The contents of this bid package have been transferred to bid package 21, miscellaneous metals.

Bid Package No. 12 - Window Washing Equipment:
no change.

Bid Package No. 14 - Stainless Steel Exterior Wall Panels:
To be re-tendered, based on a changed system. The total area is reduced by deletion of spandrel panels; spandrels are proposed to be concrete, provided by bid package 9, by Notice of Change. The unit cost of the proposed system is lower than the original budget.

Bid Package No. 17 - Rough Carpentry, Supply and install:
Total scope now fully identified and increased.

Bid Package No. 18 - Masonry and Glass Blocks:
Washroom partitions transferred from bid package 26, drywall. Partitions added in Market area for offices and storage. Masonry wall added for acoustical separation between Library and mechanical tower, at each floor, replacing drywall partition. Enclosure of an electrical room and janitor's closet added at each floor.

Bid Package No. 19 - Hollow Metal Doors and Frames - Supply only:
Total scope now fully identified: number of doors and frames increased.

Bid Package No. 20 - Finishing Hardware - Supply only:
Total scope now fully identified: number of doors increased.

Bid Package No. 21 - (a) Miscellaneous Metals:
Miscellaneous Embedments transferred from bid package 10, exit stairs are now steel and transferred from bid package no. 9, superstructure. Overhead support framing for toilet stalls, folding walls and awnings added. Miscellaneous bearing and support plates for escalators added. Framing for entrances to elevators 1 and 2 added. Supports for window washing equipment added.

Foot grilles transferred to bid package 30.

..... 2

(b) Ceiling Grid:

Part of ceiling grid system transferred to bid package 32, millwork reducing scope in this bid package.

Bid Package No. 22 - Tunnel Construction etc:

Total scope now fully identified: complexity of tunnel increased; mechanical and electrical added by Notice of Change. One dock leveller added. Insulation and waterproofing to slab over reservoir deleted.

Bid Package No. 23 - Metal Glazed Partitions (Industrial Sash):

Most of this bid package transferred to bid package 32, millwork.

Bid Package No. 24 - Interior Glazing and Mirrors:

No change in scope.

Bid Package No. 25 - Overhead Doors:

No change in scope.

Bid Package No. 26 - Drywall, Plastering, Acoustical Baffles:

Total scope now fully identified: drywall partitions added as follows:

Concourse Level: children's area: 2 offices added

Third Level: Government documents and special collections areas, partition added to isolate halon-protected area.

Fifth Level: Reprographic area; one staff office

Sixth Level: Technical Services: future computer room, telephone room and 2 offices.

Washroom partitions transferred to bid package 18, masonry.

Increase in drywall bulkheads and furring. Quantity of acoustical baffles reduced.

Bid Package No. 27 - Coffered Ceilings:

Total area reduced.

Bid Package No. 28 - Ceramic Tile, Quarry Tile and Non-Slip Pavers:

Non-slip pavers deleted. Amount of ceramic tile reduced.

Bid Package No. 29 - Painting and Vinyl Wall Fabric; Sandblasting:

Total scope now fully identified: number of partitions to be painted increased. Amount of vinyl wall fabric reduced.

Bid Package No. 30 - Manufactured Specialties - Supply only:

Bid Package No. 31 - Manufactured Specialties - Installation:

Number of foot grilles reduced to 1 only.

..... 3

Bid Package No. 32 - Prefinished Millwork - Supply Only of Cabinet Work, Wood Doors, Wood Ceiling, Wood Deck Balconies and Wood Handrailings:

Total scope of cabinet work now identified and increased. Number of wood doors increased. Wood partitions transferred from part of bid package 23. Part of ceiling grid transferred from bid package 21, miscellaneous metals.

Bid Package No. 33 - Installation - H.M. Doors and Frames, Wood Doors and Access Doors, Finishing Hardware, Prefinished Millwork, Cabinet Work, Wood Ceiling, Wood Deck Balconies and Handrailings:

Total scope now fully identified and increased (refer to bid packages 19, 20 and 32).

Bid Package No. 34 - Carpeting:
No change in scope.

Bid Package No. 35 - Vinyl Tile and Rubber Base:

Total scope now fully identified and increased, replacing more costly ceramic tile.

Bid Package No. 36 - Manufactured Specialties - Supply & Install: Toilet compartments changed to ceiling hung. Three rolling shutters added. Five security screens added. Telephone shelves deleted.

Bid Package No. 37 - Miscellaneous Excavation & Concrete:
Total scope now fully identified: Light weight concrete fill for roof areas added.

Bid Package No. 38 - Miscellaneous Caulking:
Contents of this bid package re-assigned to several other bid packages.

Bid Package No. 39 - Landscaping:
No change in scope

Bid Package No. 40 - Final Cleaning:
No change in scope.

15 September 1978

Anthony Butler Architect
11 Dundas Street North, Hamilton, L8R 3C8

Summary of tenders received 15 and 20 November 1978 and adjustments to overrun.

Total of low bids received 15 Nov. 1978	\$ 593,086.	
Budget	<u>584,000.</u>	
Overrun		\$ 9,086.
Total of low bids received 20 Nov. 1978	\$1,518,426.	
Add amount for addenda - BP 29	<u>6,220.</u>	
	\$1,524,646.	
Budget	<u>1,118,000.</u>	
		<u>406,646.</u>
Total overrun		\$415,732.
Less credits already approved		
Sprinklers	\$ 76,857.	
Glazing to elevators 1 & 2	28,000.	
'Skydomes'	*	
Escalator 1	<u>50,000.</u>	
		<u>\$154,857.</u>
		\$260,875.
Less credits from current Bid Packages		
painted steel wall system	\$ 95,817.	
change mechanical tower walls to		
painted steel wall system	45,000.	
BP 23 saving	<u>42,000.</u>	
		<u>\$182,817.</u>
		78,058.
Less credits for deletions proposed by		
Library Board		<u>57,000.</u>
Net overrun		\$ 21,058.

*this credit is included in adjustments to Bid Packages 13 and 15, summarized on separate page.

NOTE: This analysis does not include allowance for book hoist or recommended increase in contingency allowance.

24 November 1978

1. The first item is a copy of the report of the committee on the subject of the proposed new law.

2. The second item is a copy of the report of the committee on the subject of the proposed new law.

3. The third item is a copy of the report of the committee on the subject of the proposed new law.

4. The fourth item is a copy of the report of the committee on the subject of the proposed new law.

5. The fifth item is a copy of the report of the committee on the subject of the proposed new law.

Summary of Adjustments to Bid Package Nos. 13 and 15

Credits proposed in letters of 7 and 8
September 1978

B.P. 13	Item 1	\$ 3,180	
	2	<u>9,050</u>	
			\$ 12,230

B.P. 15	Base bid reduction	\$39,966	
	Item 1	7,692	
	3	6,000	
	4	11,948	
	7	<u>5,640</u>	
			\$ 71,246
			<u>\$ 83,476</u>

Change to skydomes

B.P. 13	Delete skydomes	\$60,520cr.	
15	Add glass skylights	<u>28,431ex.</u>	
Net credit			\$ 32,089
			<u>\$115,565</u>

Further Adjustments

B.P. 15	Add - structural framing to large market skylight	\$ 9,150ex.	
	Add - two exterior aluminum doors	1,560ex.	
	Add - sliding doors to Room 127	1,781ex.	
	Add - revise scope of aluminum sills	<u>16,798ex.</u>	
			\$ 29,289
Net Credit to B.P. Nos. 13 and 15			<u>\$ 86,276</u>

B.P. 15	Credit for deletion of glazing to mechanical tower		\$104,674
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24 November 1978

Statement of Financial Position as at December 31, 1995

Assets

1,100,000

1,100,000

230,000

7,000

2,000

11,000

2,000

2,000

230,000

230,000

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HAMILTON PUBLIC LIBRARY



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